



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

<b>CASE NUMBER:</b>	Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Variance / Property Line Adjustment Case No. PAR-SPR-ADJ-DAP-TRV-PLA24-08
<b>PROPERTY LOCATION:</b>	2561 Center St NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	May 31, 2024
<b>PROPOSAL SUMMARY:</b>	Proposed development of a new 120-unit multi-family residential development containing nine residential buildings and a clubhouse.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., FRIDAY, June 14, 2024</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Aaron Panko, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: <a href="mailto:APanko@cityofsalem.net">APanko@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i>  Northeast Neighbors (NEN), Laura Buhl, Land Use Co-Chair; Email: <a href="mailto:buhll@yahoo.com">buhll@yahoo.com</a> ;
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapters 205.005(d) – Partition Tentative Plan; 220-005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 808.045(d) – Tree Variance; 205.055(d) – Property Line Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	City Of Salem
<b>APPLICANT(S):</b>	Tim Lawler
<b>PROPOSAL REQUEST:</b>	<p>A tentative partition to divide the subject property into two parcels, Class 3 Site Plan Review for the development of a new 120-unit multi-family residential development, Class 2 Driveway Approach Permits for two new driveway approaches, a Property Line Adjustment to relocate the common property line between proposed Parcel 2 and Taxlot 03900, a Tree Variance to allow encroachment greater than 30 percent into the critical root zones for five trees dedicated for preservation, and the following Class 2 Adjustments:</p> <ol style="list-style-type: none"> <li>1) To increase the maximum building setback allowance adjacent to a street from 10 feet per SRC 533.015(c), Table 533-3, to approximately 13 feet;</li> <li>2) To reduce the ground floor ceiling height requirement from a minimum of 14 feet along a primary street per SRC 533.015(h), Table 533-6, to approximately 9 feet;</li> <li>3) To reduce the minimum 65 percent ground floor window requirement along a primary street per SRC 533.015(h), Table 533-6, to approximately 20 percent;</li> <li>4) To reduce the minimum building frontage requirement on Center Street NE from 75 percent per SRC 533.015(h), Table 533-6, to approximately 60 percent;</li> <li>5) To eliminate the weather protection requirement for building facades facing a street per SRC 533.015(h), Table 533-6; and</li> <li>6) To increase the maximum horizontal separation allowance between a ground floor dwelling unit and a street from 10 feet per SRC 533.015(h), Table 533-6, to approximately 13 feet.</li> </ol> <p>The subject property is approximately 10.1 acres in size, zoned MU-I (Mixed Use-I) and CO (Commercial Office), and located at 2561 Center Street NE 97301 (Marion County Assessors map and tax lot numbers: 073W24CC / 03900 and 04000).</p>
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
<b>MORE INFORMATION:</b>	<p>All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. You can use the search function without registering and enter the permit number listed here: 23 123424. Paper copies can be obtained for a reasonable cost.</p>

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE  
For more information about Planning in Salem:**

<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

TTD/TTY telephone 503-588-6439 is also available 24/7

# REQUEST FOR COMMENTS

*Si necesita ayuda para comprender esta información, por favor llame 503-588-6173*

**REGARDING:** Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Variance / Property Line Adjustment Case No. PAR-SPR-ADJ-DAP-TRV-PLA24-08

**PROJECT ADDRESS:** 2561 Center St NE, Salem OR 97301

**AMANDA Application No.:** 23-123424-PLN

**COMMENT PERIOD ENDS:** Friday, June 14, 2024, at 5:00 p.m.

**SUMMARY:** Proposed development of a new 120-unit multi-family residential development containing nine residential buildings and a clubhouse.

**REQUEST:** A Tentative Partition to divide the subject property into two parcels, Class 3 Site Plan Review for the development of a new 120-unit multi-family residential development, Class 2 Driveway Approach Permits for two new driveway approaches, a Property Line Adjustment to relocate the common property line between proposed Parcel 2 and Taxlot 03900, a Tree Variance to allow encroachment greater than 30 percent into the critical root zones for five trees dedicated for preservation, and the following Class 2 Adjustments:

- 1) To increase the maximum building setback allowance adjacent to a street from 10 feet per SRC 533.015(c), Table 533-3, to approximately 13 feet;
- 2) To reduce the ground floor ceiling height requirement from a minimum of 14 feet along a primary street per SRC 533.015(h), Table 533-6, to approximately 9 feet;
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- 4) To reduce the minimum building frontage requirement on Center Street NE from 75 percent per SRC 533.015(h), Table 533-6, to approximately 60 percent;
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- 6) To increase the maximum horizontal separation allowance between a ground floor dwelling unit and a street from 10 feet per SRC 533.015(h), Table 533-6, to approximately 13 feet.

The subject property is approximately 10.1 acres in size, zoned MU-I (Mixed Use-I) and CO (Commercial Office), and located at 2561 Center Street NE – 97301 (Marion County Assessor's map and tax lot numbers: 073W24CC / 03900 and 04000).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m., FRIDAY, June 14, 2024,** will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

**CASE MANAGER:** Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: [APanko@cityofsalem.net](mailto:APanko@cityofsalem.net).



For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

**PLEASE CHECK THE FOLLOWING THAT APPLY:**

- ☒ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Name/Agency: AL-DR

Address: City of Salem

Phone: Building and Safety

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

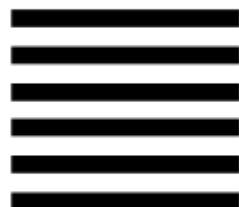


POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907

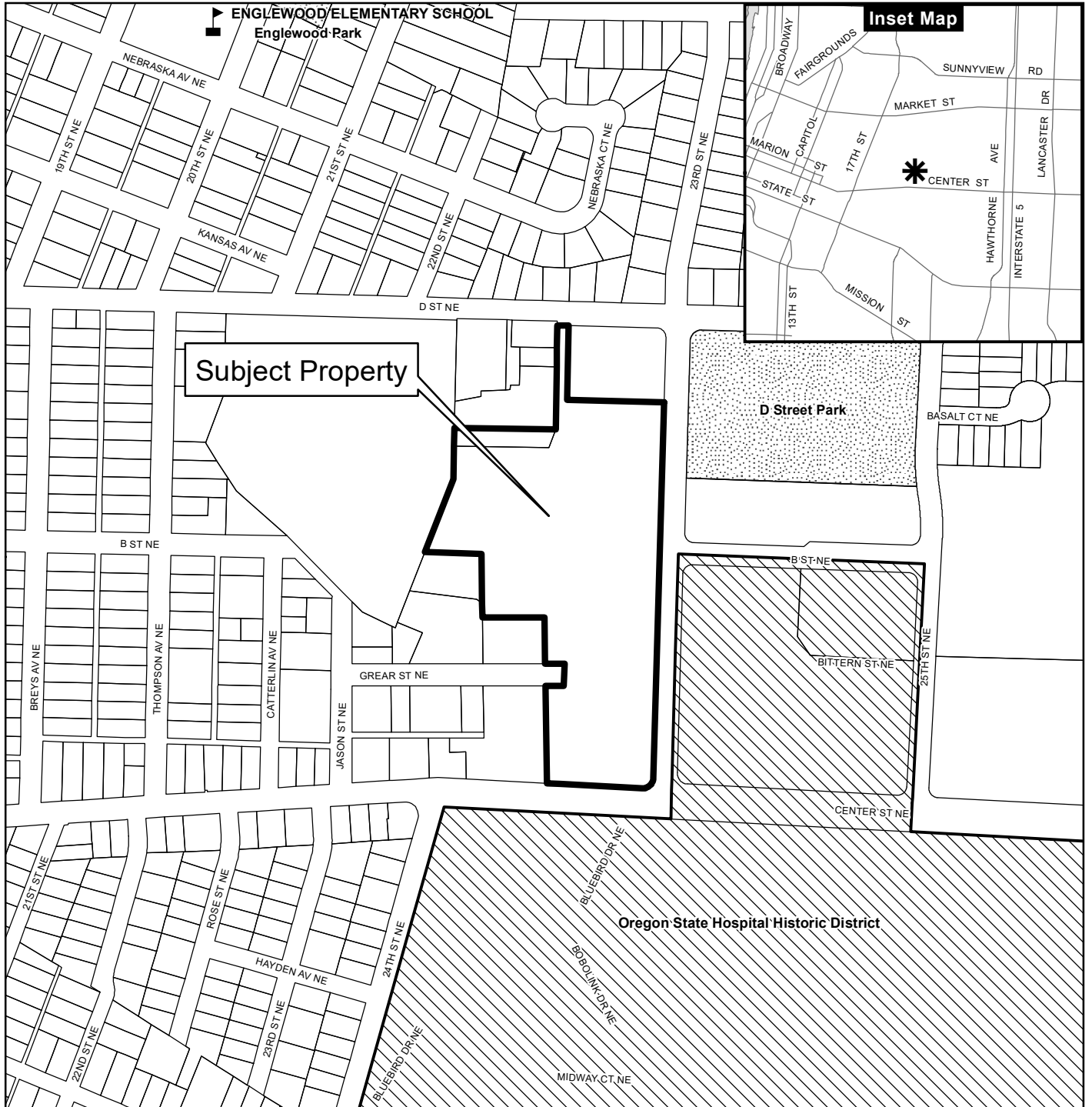


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



# Vicinity Map

## 2561 Center Street NE



### Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

- Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Planning and Development

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0 100 200 400 Feet



DRAWING INDEX

CIVIL

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A300	CLUBHOUSE ELEVATIONS
A500	CLUBHOUSE SECTIONS

PROJECT TEAM

OWNER / DEVELOPER

TIM LAWLER  
GREEN LIGHT DEVELOPMENT  
3462 NE SANDY BLVD.  
PORTLAND, OR 97232  
CELL : 503.528.6129  
GREENLIGHTHOUSING.COM

HOME FIRST DEVELOPMENT  
4351 SE HAWTHORNE BLVD.  
PORTLAND, OR 97215  
360.530.9914  
HFDPARTNERS.COM

ARBORIST

MORGAN HOLEN  
MORGAN HOLEN & ASSOCIATES  
3 MONROE PARKWAY, SUITE P220  
LAKE OSWEGO, OR 97035  
971.409.9354  
MORGAN.HOLEN@COMCAST.NET

ARCHITECT

SCHUYLER SMITH  
POLYPHON ARCHITECTURE & DESIGN, LLC.  
4103 NE TILLAMOOK STREET  
PORTLAND, OR 97212  
503.327.8679  
POLYPHON.COM

CIVIL

KRISTIAN MCCOMBS, PE  
HUMBER DESIGN GROUP, INC.  
D: 503.946.5358 | O: 503.946.6690  
110 SE MAIN STREET, SUITE 200, PORTLAND, OR 97214  
HDSGPDX.COM

CONTRACTOR

CALEB BEAUDIN  
BEAUDIN CONSTRUCTION  
PO BOX 2768  
OREGON CITY, OR 97045  
971.271.0375  
CBEAUDIN@CONSTRUCTIVENW.COM  
CCB# 213796

ENVIRONMENTAL

ANDREW S. BLAKE, RG, LG  
SUCCEED ENVIRONMENTAL CONSULTING, LLC.  
1631 NE BROADWAY #211  
PORTLAND, OR 97232  
971.371.0404  
SUCCEED-ENV.COM

GEOTECH

JULIO C. VELA, PHD, PE, GE  
GEOENGINEERS, INC.  
333 HIGH STREET NE, SUITE 102  
SALEM, OR 97301  
971.304.3078

LANDSCAPE

LAURA A. ANTONSON, RLA, ASLA  
LAURUS DESIGNS, LLC.  
1012 PINE STREET  
SILVERTON, OR 97381  
503.784.6484  
LAURA@LAURUSDESIGNS.COM

LAND USE CONSULTANT

STEVE KAY  
CASCADIA PLANNING + DEVELOPMENT SERVICES  
503.804.1069  
STEVEK@CASCADIAPD.COM  
CASCADIAPD.COM

STRUCTURAL

GABY MASSAAD PE, SE  
MASSAAD ENGINEERING GROUP, LLC.  
6775 SW 111TH AVENUE  
BEAVERTON, OR 97008  
503.486.5387  
MGROUPENGINEERING.COM

SURVEY


RICHARD H. KENNEDY  
ASC SURVEYING, LLC.  
8427 SW DAKOTA DRIVE  
TUALATIN, OR 97062  
971.224.5471



SALEM APARTMENTS

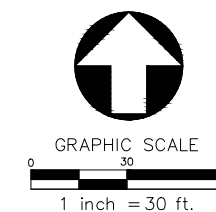
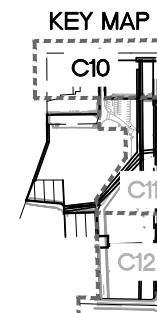
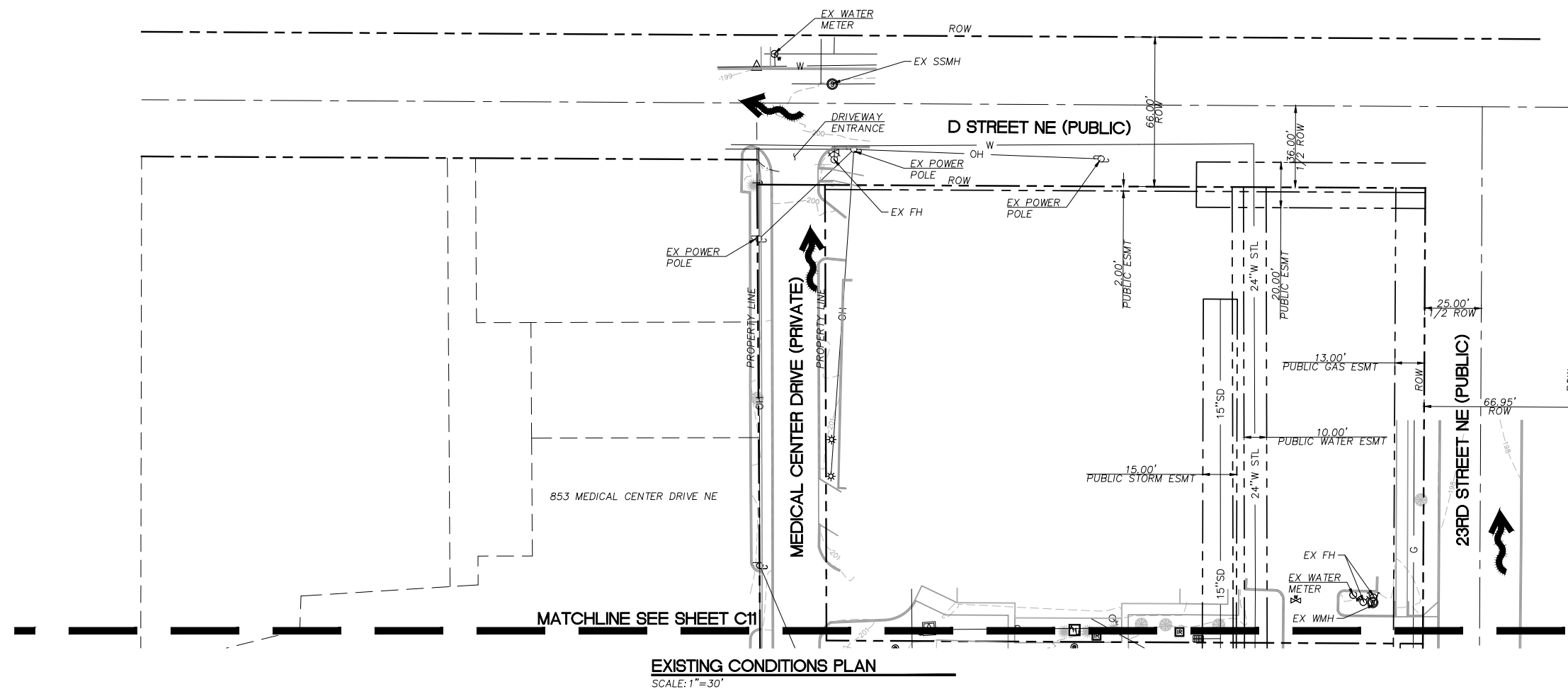
CD PROGRESS SET - ALL BUILDING TYPES

04/29/24

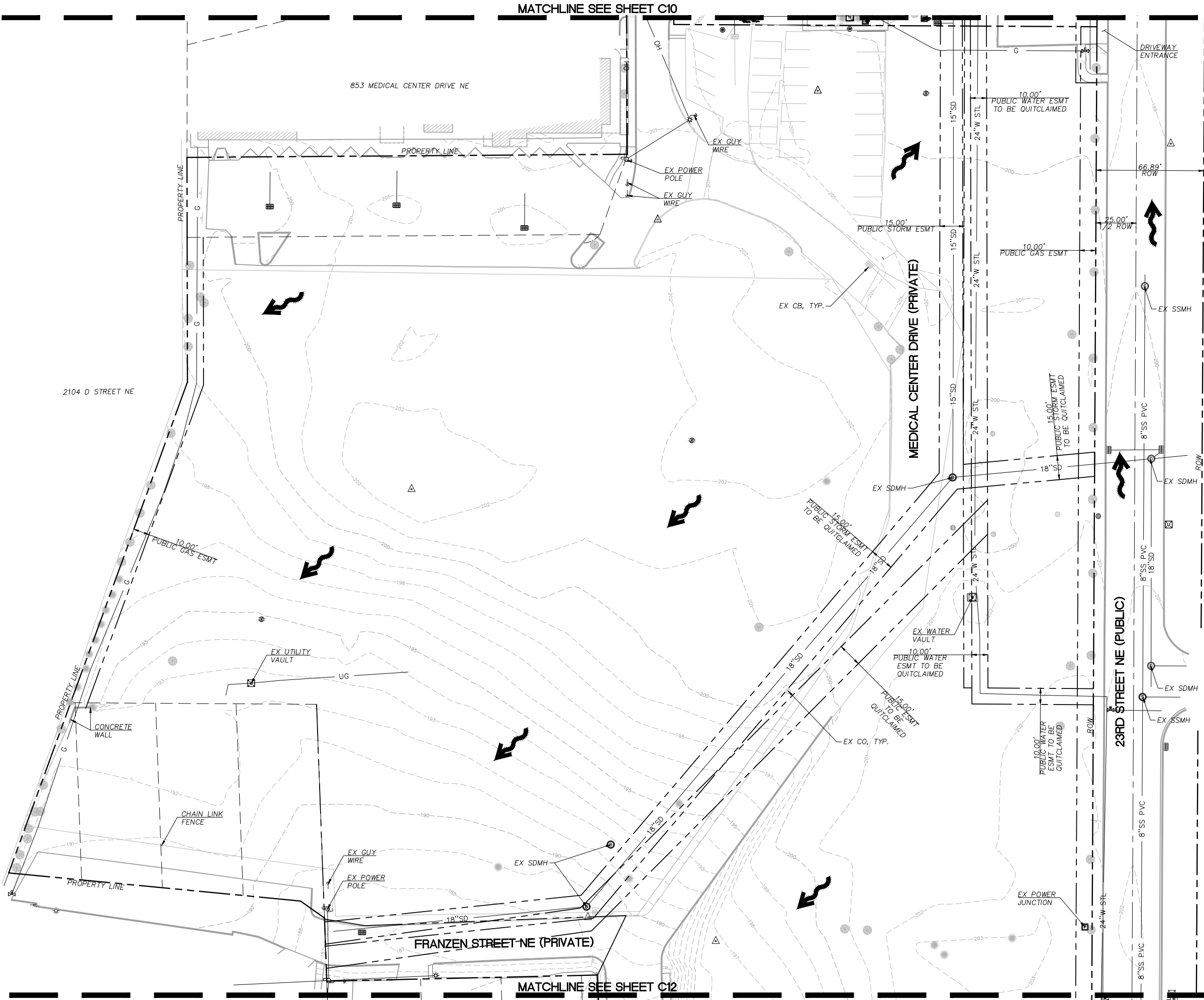
SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
----- 201 -----	EXISTING CONTOUR	
	DRAINAGE FLOW DIRECTION	

SHEET NOTES

1. EXISTING SITE AREA= 462,385 SF
2. SITE IS NOT WITHIN 100-YEAR FLOOD BOUNDARY.

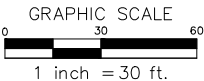
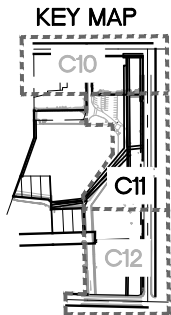


**NOT FOR  
CONSTRUCTION**

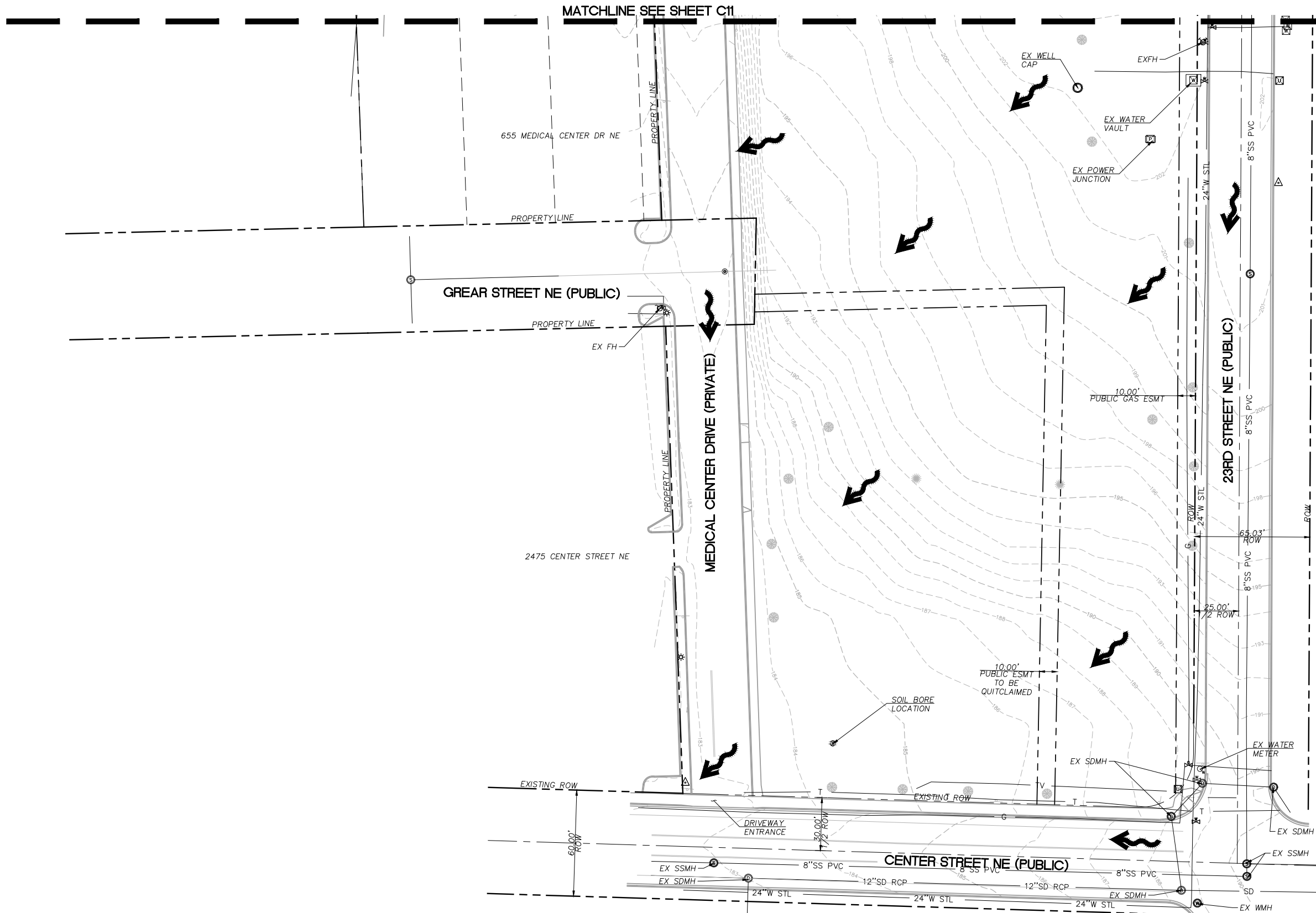


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---	EXISTING CONTOUR	
→	DRAINAGE FLOW DIRECTION	

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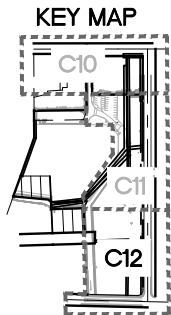
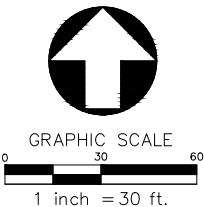
NOT FOR  
CONSTRUCTION



EXISTING CONDITIONS PLAN  
SCALE: 1"=30'

SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
---	EXISTING CONTOUR	
➡	DRAINAGE FLOW DIRECTION	

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NOT FOR  
CONSTRUCTION



# SALEM APARTMENTS: PHASE 1

891 23RD STREET NE  
SALEM, OREGON

## DRAWINGS FOR:

GREEN LIGHT DEVELOPMENT  
CONTACT: TIM LAWLER  
503 . 528 . 6129

## LANDSCAPE ARCHITECT:

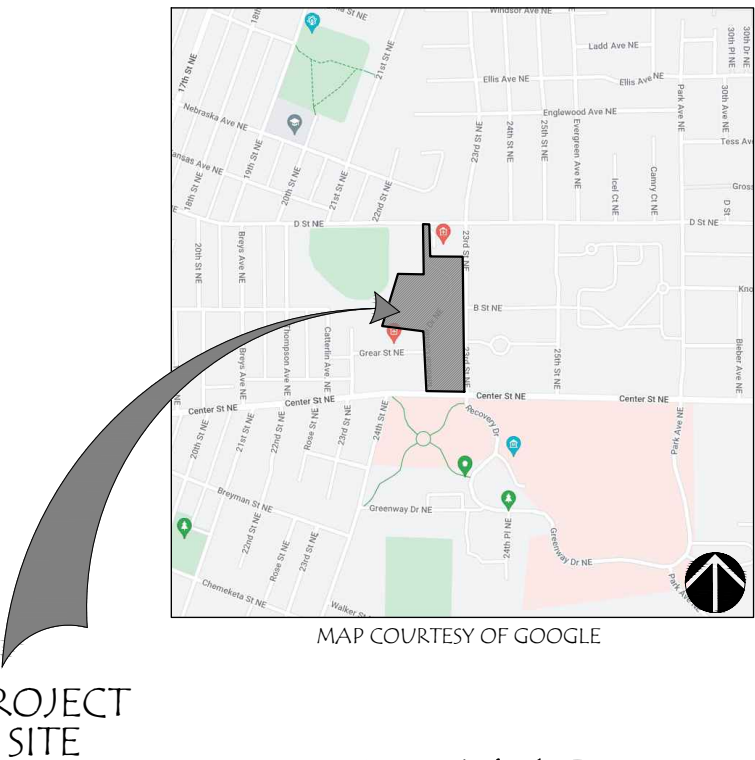
LAURUS DESIGNS, LLC  
LAURA ANTONSON, RLA, ASLA  
1012 PINE STREET  
SILVERTON, OREGON 97381  
503 . 784 . 6494  
LAURA@LAURUSDESIGNS.COM

CALL BEFORE YOU DIG:  
1.800.332.2344  
[www.callbeforeyoudig.org](http://www.callbeforeyoudig.org)

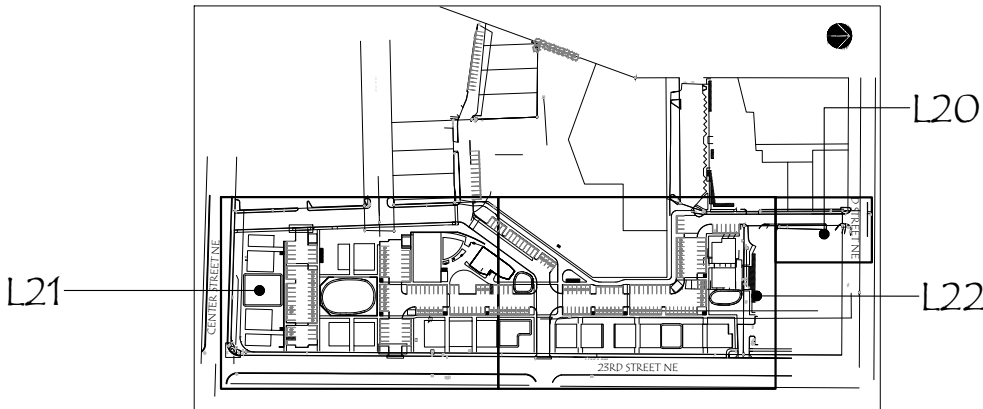
## SHEET INDEX:

- L10 COVER SHEET
- L20 PRELIMINARY PLANTING PLAN AND SCHEDULE
- L21 PRELIMINARY PLANTING PLAN
- L22 PRELIMINARY PLANTING PLAN

















## VICINITY MAP:





















## KEY MAP:





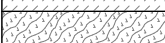



Preliminary Plant Schedule

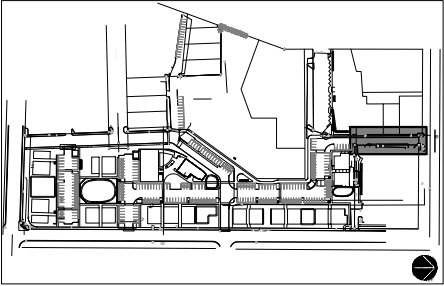
TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	30	Stormwater Tree to be Determined	1 1/2" Cal., B&B Stormwater Tree
	30	Street Trees for 8' Planter to be Determined	1 1/2" Cal., B&B Street Tree
	7	Acer circinatum / Vine Maple	1" Cal., B&B
	12	Acer rubrum 'October Glory' / October Glory Red Maple	1 1/2" Cal., B&B
	18	Chamaecyparis nootkatensis "Glauca Pendula" / Weeping Nootka False Cypress	6'-8" B&B
	5	Chamaecyparis obtusa "Gracilis" / Slender Hinoki Cypress	6'-8" B&B
	16	Cladrastis lutea / American Yellowwood	1 1/2" Cal., B&B
	5	Cornus nuttallii x florida 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	1 1/2" Cal., B&B
	14	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple European Beech	1 1/2" Cal., B&B
	7	Ginkgo biloba 'Golden Colonnade' / Golden Colonnade Maidenhair Tree	1 1/2" Cal., B&B
	14	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Grape Myrtle Multi-Trunk	1" Cal., B&B
	11	Nyssa sylvatica "Wildfire" / Black Gum	1 1/2" Cal., B&B
	2	Parrotia persica / Persian Parrotia	1 1/2" Cal., B&B
	2	Quercus garryana / Oregon White Oak	1 1/2" Cal., B&B
	1	Quercus rubra / Northern Red Oak	1 1/2" Cal., B&B Street Tree
	21	Zelkova serrata "Green Vase" / Sawleaf Zelkova	1 1/2" Cal., B&B

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	50	Berberis thunbergii "Atropurpurea Nana" / Dwarf Redleaf Japanses Barberry	2 Gal.
	114	Cornus sericea "Kelseyi" / Kelseyi Dogwood	2 Gal.
	5	Euonymus alatus 'Compactus' / Compact Burning Bush	5 Gal.
	210	Ilex crenata 'Soft Touch' / Soft Touch Japanese Holly	2 Gal.
	124	Leucothoe fontanesiana 'Zebbid' / 'Scarletta' Drooping Leucothoe	2 Gal.
	78	Lonicera pileata / Privet Honeysuckle	2 Gal.
	125	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	2 Gal.
	35	Raphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	2 Gal.
	164	Raphiolepis umbellata 'Snow White' / Yedda Hawthorn	5 Gal.
	6	Rosa x 'KO Double' / Pink Double Knockout Rose	2 Gal.
	163	Sarcococca confusa / Fragrant Sarcococca	2 Gal.
	13	Symphoricarpos albus / Common Snowberry	2 Gal.
	8	Weigela florida "Alexandra" TM / Wine and Rose Weigela	5 Gal.

GRASSES/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	1258	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass	1 Gal.
	79	Deschampsia cespitosa / Tufted Hair Grass	1 Gal.
	165	Miscanthus sinensis "Yakushima" / Dwarf Maiden Grass	1 Gal.
	159	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 Gal.
	36	Polystichum munitum / Western Sword Fern	1 Gal.

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE AND NOTES	SPACING
	87	Prunus laurocerasus 'Mount Vernon' / Mount Vernon English Laurel	1 gal	48" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	937	Arctostaphylos uva-ursi "Massachusetts" / Massachusetts Kinnikinnick	1 Gal.	30" o.c.
	389	Ceanothus gloriosus / Point Reyes Ceanothus	1 Gal.	48" o.c.
	1,583	Pachysandra terminalis 'Green Carpet' / Green Carpet Japanese Pachysandra	1 Gal.	12" o.c.
	377	Rubus pentalobus "Emerald Carpet" / Emerald Carpet Creeping Raspberry	1 Gal.	48" o.c.
	24,408 sf	ProTime 301 Water Smarter Fescue	Seed or Sod	

Key Map:



Multifamily Landscape Requirements

PHASE 1 SITE AREA SQUARE FOOTAGE (SF): 273,332 SF  
(AFTER ROW DEDICATION ALONG CENTER STREET)  
1 TREE PER 2000 SF GROSS AREA = 157 TREES + 8 TREES FOR 2:1 REPLACEMENT AND MITIGATION  
PROPOSED = 168 (INCLUDES STORMWATER FACILITY AND 4 EXISTING NON-STREET TREES)

OPEN SPACE REQUIRED: 30% MINIMUM (82,000 SF)  
OPEN SPACE PROVIDED: 31% (82,287 SF) INCLUDING LAWN AND LARGE PLANTER AREAS, PLAYGROUND, SPORTS COURT, PATIO, STORMWATER (13,950 SF IMPROVED OPEN SPACE = 27,900 SF OPEN SPACE)

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)  
1 SHRUB (1 PLANT UNIT) PER 15 LF  
2 PLANT UNITS AT ENTRY WAYS

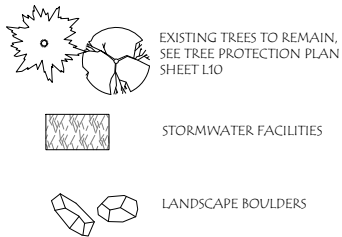
PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)

Stormwater Planter Planting Requirements

FACILITY NUMBER	FACILITY SF	TREATMENT SF	TREES	SMALL TREES/ LARGE SHRUBS	SMALL SHRUBS	GROUND COVERS
TBD	TBD	TBD	TBD	TBD	TBD	TBD

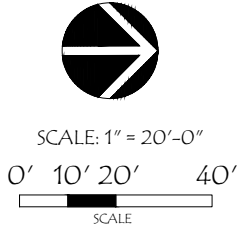
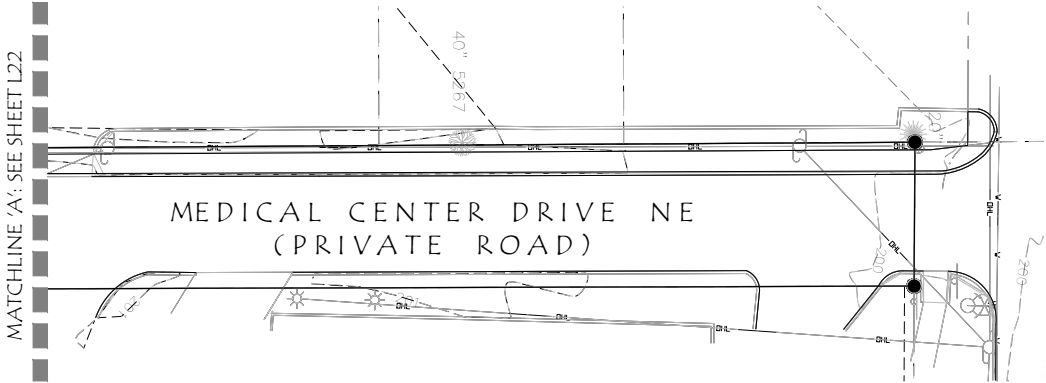
Requirements per 100 SF  
1 Tree –OR–  
4 Large Shrubs –OR–  
6 Small Shrubs  
Grasses, Herbs and Ground Cover for complete coverage  
2" Pea Gravel Zone 1

Legend:

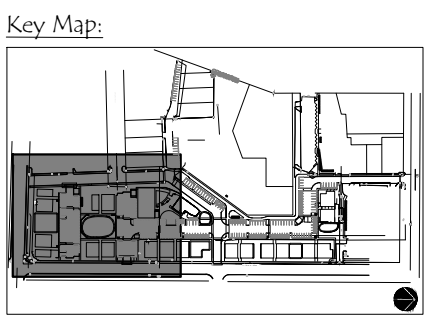
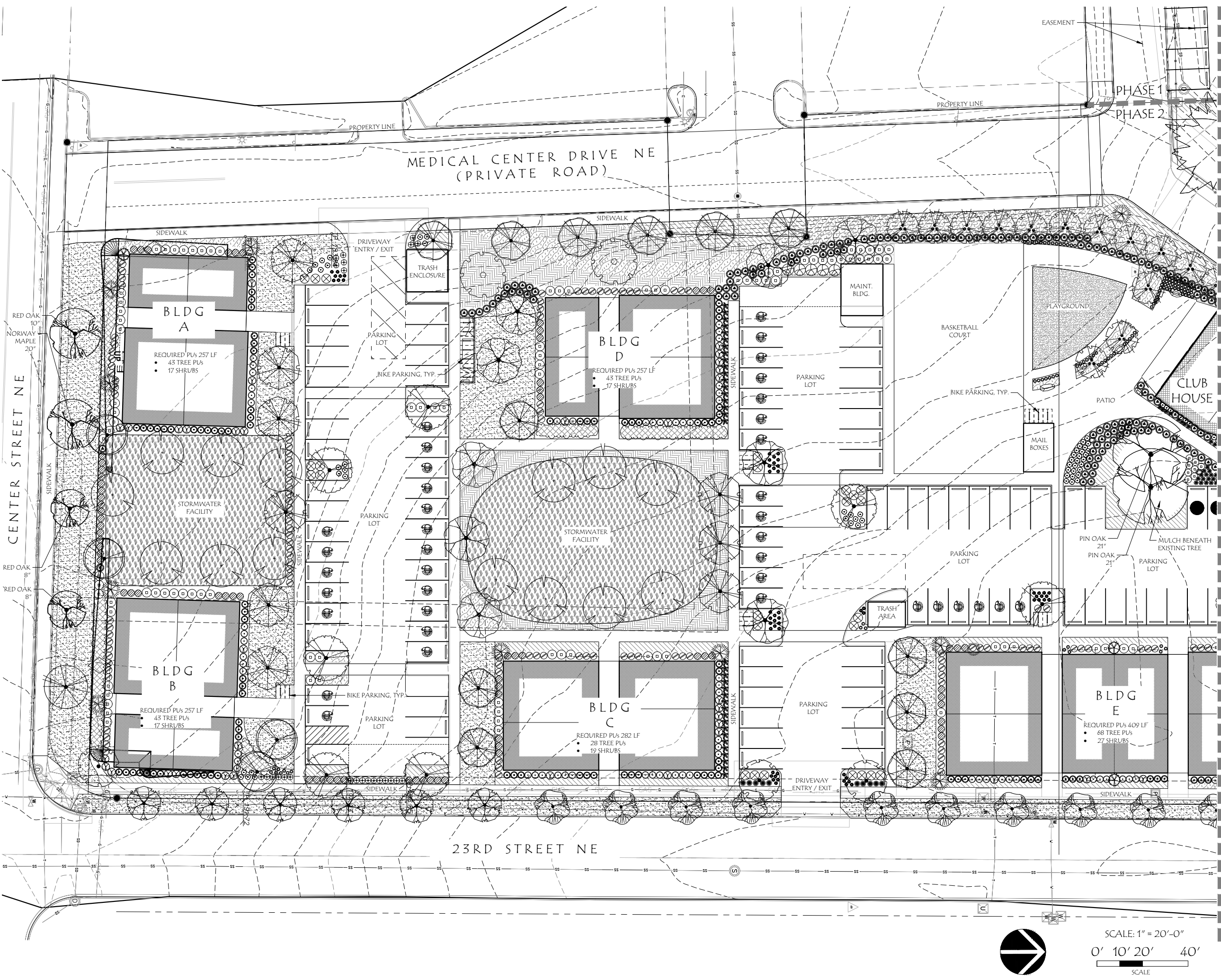


General Notes:

- DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN, AREA CALCULATIONS AND COMMON AREAS.
- SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER INFORMATION.
- PLANTS TO BE SIZED ACCORDING TO CITY OF SALEM REQUIREMENTS FOR GENERAL PLANTING PLAN AND STORMWATER FACILITIES.
- STORMWATER FACILITY PLANTINGS TO FOLLOW CITY OF SALEM STORMWATER PLATING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST.
- CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
- STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
- PRELIMINARY PLANT SCHEDULE SEE THIS SHEET.
- LANDSCAPE TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC SYSTEM DESIGNED BY THE LANDSCAPE ARCHITECT.







- Legend:**
- EXISTING TREES TO REMAIN, SEE TREE PROTECTION PLAN SHEET L10
  - STORMWATER FACILITIES
  - LANDSCAPE BOULDERS

- General Notes:**
- DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
  - SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN, AREA CALCULATIONS AND COMMON AREAS.
  - SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER INFORMATION.
  - PLANTS TO BE SIZED ACCORDING TO CITY OF SALEM REQUIREMENTS FOR GENERAL PLANTING PLAN AND STORMWATER FACILITIES.
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  - CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
  - STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
  - PRELIMINARY PLANT SCHEDULE SEE SHEET L20.
  - LANDSCAPE TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC SYSTEM DESIGNED BY THE LANDSCAPE ARCHITECT.

# SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :  
HOME FIRST  
DEVELOPMENT/  
GREEN LIGHT  
DEVELOPMENT

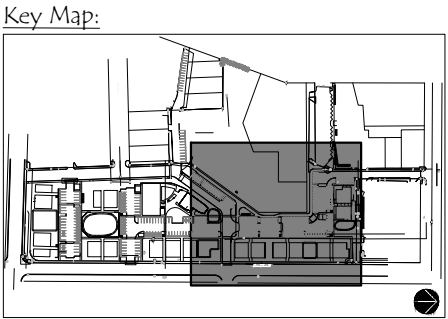
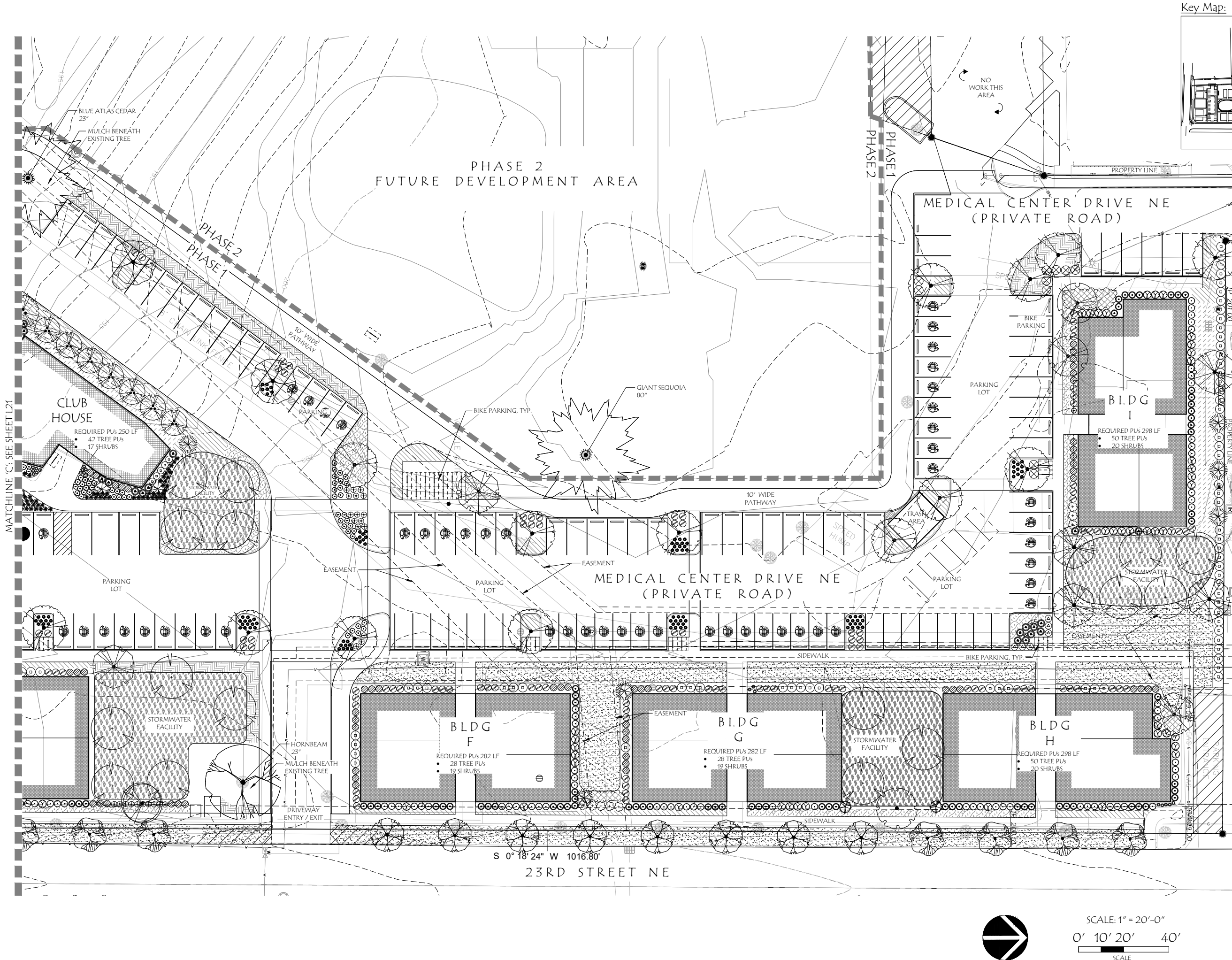
ISSUE DATES:


JOB #: 1580R/1583R  
STATUS : LUR  
PRINTED : 4/29/2024

PRELIMINARY  
PLANTING PLAN  
**L21**  
ORIGINAL SHEET SIZE : 22"x34"







Legend:

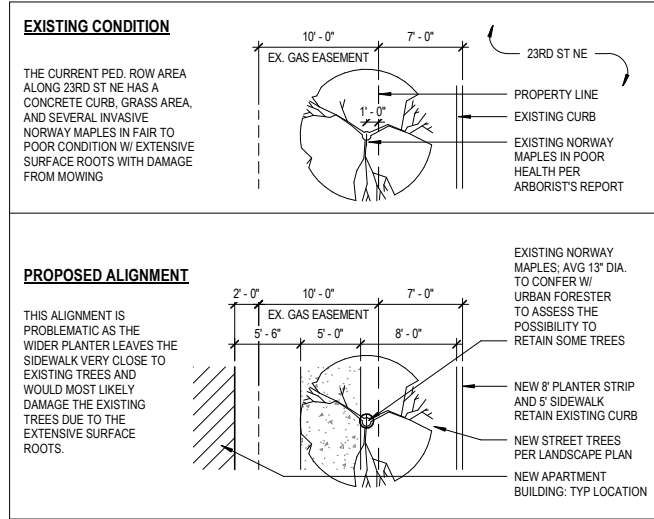
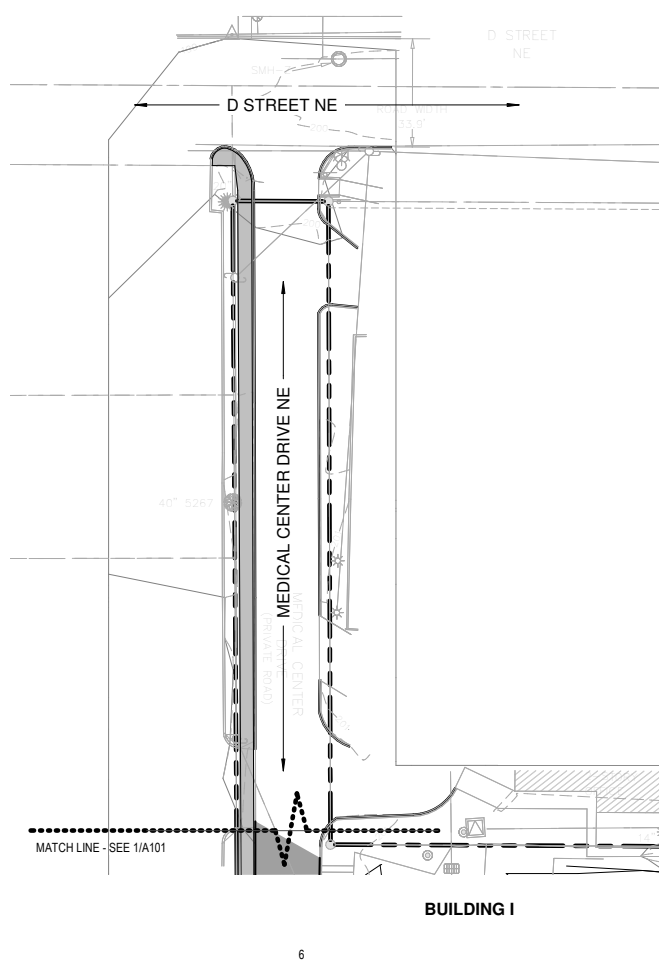
- EXISTING TREES TO REMAIN, SEE TREE PROTECTION PLAN SHEET L10
- STORMWATER FACILITIES
- LANDSCAPE BOULDERS

General Notes:

- DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN, AREA CALCULATIONS AND COMMON AREAS.
- SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER INFORMATION.
- PLANTS TO BE SIZED ACCORDING TO CITY OF SALEM REQUIREMENTS FOR GENERAL PLANTING PLAN AND STORMWATER FACILITIES.
- STORMWATER FACILITY PLANTINGS TO FOLLOW CITY OF SALEM STORMWATER PLATING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST.
- CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
- STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
- PRELIMINARY PLANT SCHEDULE SEE SHEET L20.
- LANDSCAPE TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC SYSTEM DESIGNED BY THE LANDSCAPE ARCHITECT.



SCALE: 1" = 20'-0"  
0' 10' 20' 40'  
SCALE

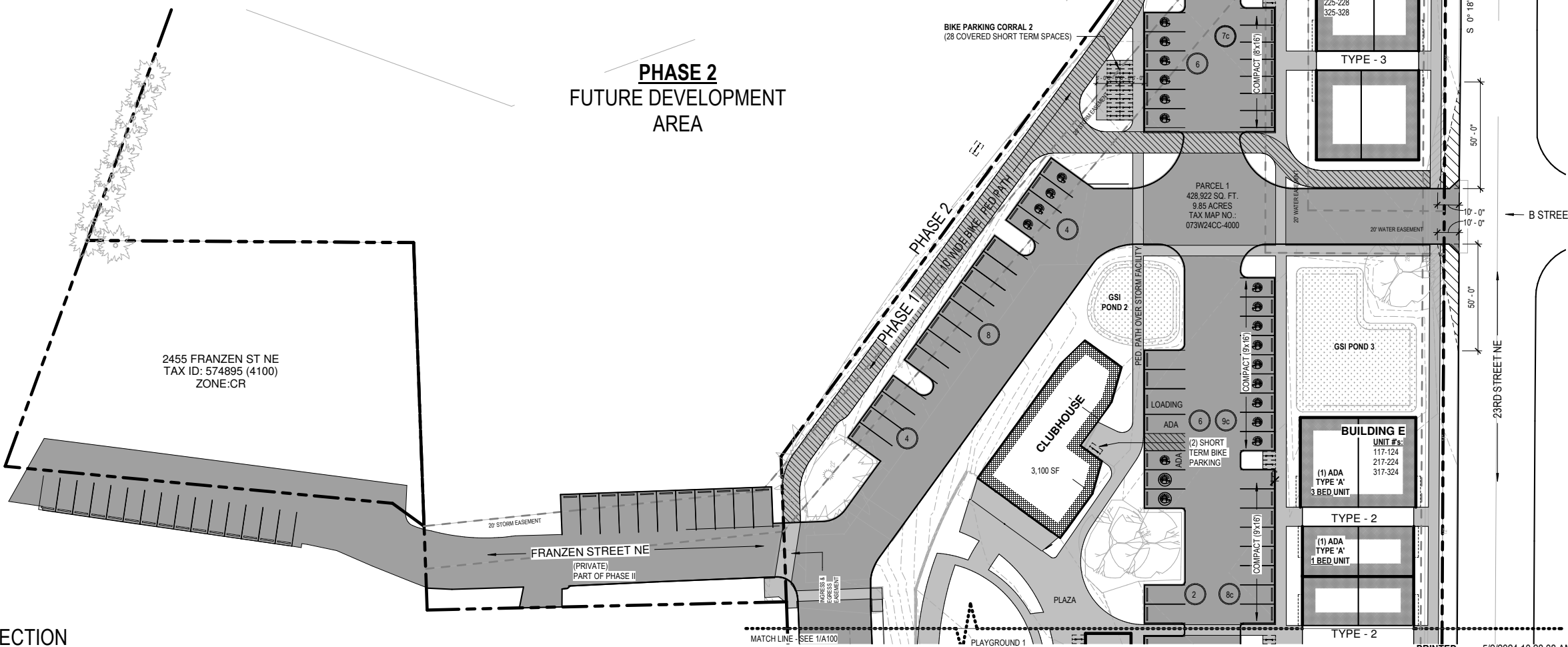


**2** PROPOSED SITE PLAN - NORTH  
SCALE: 1" = 30'-0"

- PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED (VIA FLO-CORE+ DUAL PORT EV CHARGER)
- PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY
- NUMBER OF PARKING SPACES IN A ROW

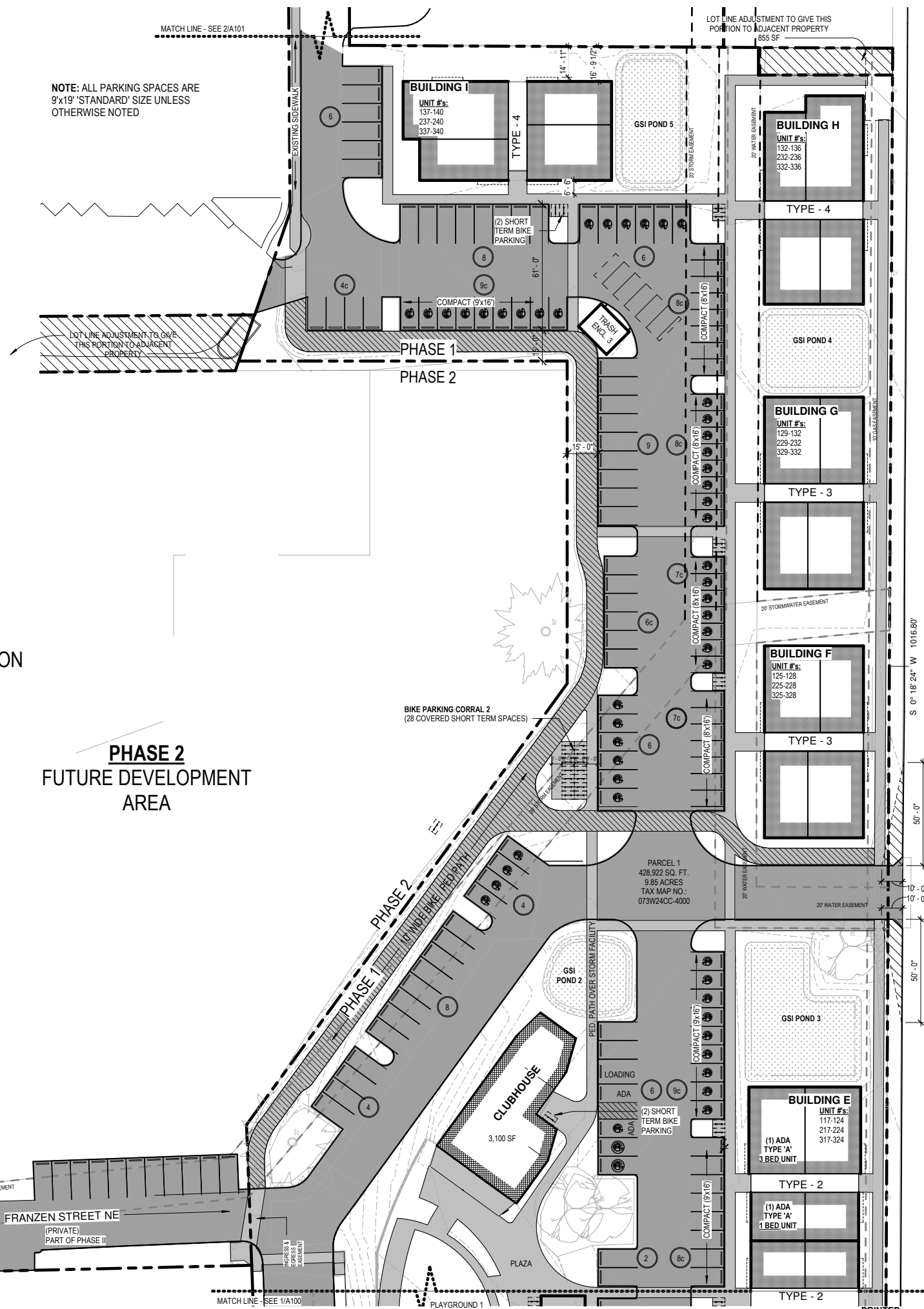
**LU SITE PLAN LEGEND**  
SCALE: 1/8" = 1'-0"

**1** PROPOSED SITE PLAN - MIDDLE SECTION  
SCALE: 1" = 30'-0"



**PHASE 2**  
FUTURE DEVELOPMENT  
AREA

NOTE: ALL PARKING SPACES ARE 9'x19' 'STANDARD' SIZE UNLESS OTHERWISE NOTED





MU-1 CODE REQUIREMENTS	PROPOSED
<b>BUILDINGS</b> (1) MAXIMUM 10-FT SETBACK APPLIES IF THE SETBACK IS USED FOR PED AMENITIES. B) FOR DOUBLE FRONTAGE LOTS, THE SETBACK ABUTTING A STREET SHALL ONLY APPLY TO THE STREET W/ THE HIGHEST STREET CLASSIFICATION OR WHERE BOTH HAVE THE SAME CLASSIFICATION, THE STREET DESIGNATED BY THE APPLICANT. NO MIN OR MAX IS REQ ABUTTING THE OTHER STREET	<b>ADJUSTEMENT REQUESTED</b>
<b>HEIGHT</b> MAX 65' MIN 20' MAY PROVIDE A FALSE FRONT, PROMINENT ENTRY, CUPOLA, OR REVERSE SHED TO MEET THIS REQUIREMENT.	<b>MET</b> BLDG 1 (COMMON) >20' BLDGS 2-18 (RES) <65' ACCESS. STRUC. = EXEMPT
<b>BUILDING FRONTAGE</b> MIN 75% FOR CORNER LOTS, THIS STANDARD MUST BE MET ON THE FRONTAGE OF THE STREET W/ THE HIGHEST CLASSIFICATION. THE INTERSECTING STREET HAS A 40% MIN STANDARD	CENTER = 60% (149'/248') : <b>ADJUSTMENT REQUESTED</b> 23RD = 56% (1030'/580') : <b>MET</b>
<b>533-6 PED ORIENTED DESIGN</b> GROUND FLOOR HEIGHT ON PRIMARY STREETS 14 FT MIN. (FLOOR TO CEILING)  SEPARATION OF GROUND FLOOR USES FOR RES USE VERTICAL OR HORIZ SEPARATION IS REQ FROM PUBLIC ROW VERTICAL DISTANCE MIN 1.5' MAX 3' HORIZONTAL DIST MIN 5' MAX 10' SHALL TAKE THE FORM OF LANDSCAPED AREA OR PLAZA	<b>ADJUSTEMENT REQUESTED</b>  <b>ADJUSTEMENT REQUESTED</b>
<b>BUILDING FACADE ARTICULATION</b> (2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP. A) BASE: GROUND FLOOR FACADES: 1. CHANGE IN MATERIALS 2. CHANGE IN COLOR 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE B) MIDDLE; INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING 1. RECESSES OF A MIN DEPTH OF 2' 2. EXTENSIONS OF A MIN DEPTH OF 2' 3. VERTICALLY-ORIENTED WINDOWS 4. PILASTERS C) TOP 1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH 4. A ROOF OVERHANG A MIN OF 8" DEEP	<b>MET</b> 1, 2, & 3 PROVIDED  <b>MET</b> 2 & 3 PROVIDED  <b>MET</b> 4 PROVIDED
<b>GROUND FLOOR WINDOWS</b> (APPLIES TO PRIMARY STREETS) MIN 65% ONLY TRANSPARENT WINDOWS COUNT	<b>ADJUSTEMENT REQUESTED</b>
<b>BUILDING ENTRANCES</b> (APPLIES TO PRIMARY STREETS) 2) FOR RESIDENTIAL USES ON GROUND FLOOR, A PRIMARY BLDG ENTRANCE FOR EACH BLDG FACADE FACING A PRIMARY STREET SHALL BE LOCATED ON THE PRIMARY STREET. 3) BLDG ENTRANCES SHALL INCLUDE WEATHER PROTECTION	<b>MET</b> CENTRAL OUTDOOR ENTRY AREA W/ AWNING AT ENTRY
<b>WEATHER PROTECTION</b> (APPLIES TO GROUND FLOORS ADJACENT TO STREET) MIN 75% 1) AWNINGS OR CANOPIES 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.	<b>ADJUSTEMENT REQUESTED</b>
<b>PARKING</b> BEHIND OR BESIDE STRUCTURES, NOT BETWEEN STRUCTURE AND STREET	<b>MET</b>
<b>MECH EQUIPMENT</b> 1) GROUND LEVEL EQUIPMENT SHALL BE SCREENED W/ LANDSCAPING OR SITE OBSCURING FENCE OR WALL; LOCATED BEHIND OR BESIDE BLDGS 2) ROOF TOP EQUIP (OTHER THAN SOLAR) SHALL BE SET BACK OR SCREENED SO AS NOT TO BE VISIBLE TO A PERSON STANDING AT GROUND LEVEL 60' AWAY.	<b>MET</b> PTAC UNITS WILL BE USED THROUGHOUT THE PROJECT

A11  
2 ZONING INFO

SCALE: 1" = 50'-0"



PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED  
(VIA FLO-CORE+ DUAL PORT EV CHARGER)



PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY



NUMBER OF PARKING SPACES IN A ROW

LU SITE PLAN LEGEND

SCALE: 1/8" = 1'-0"

**PROJECT INFO:**  
891 23RD ST NE  
TAX ID: 527113 (4000)  
SIZE 9.85 ACRES  
ZONE: MU-1

**LOT AREA SUMMARY**

ORIGINAL LOT AREA : 9.85 ACRES ( 428,907.74 SQ. FT. )

LOT LINE ADJUSTMENT @ NW CORNER OF LOT: 0.16 ACRES ( 6,805.43 SQ. FT. )  
ASSUMED 10' PROPERTY DEDICATION ON SOUTH LOT LINE : 0.11 ACRES( 5007.54 SQ. FT. )

PHASE I : 6.27 ACRES ( 273,332 SQ. FT. )  
PHASE II : 3.3 ACRES (143,763 SQ. FT. ) (NOT PART OF THIS SUBMISSION)

**UNIT AND PARKING SUMMARY**

x6	4 BED/2 BA
x54	3 BED/1.5BA
x30	2 BED/1.0BA
x30	1 BED/1.0BA

120 TOTAL UNITS

PARKING : 208 TOTAL PARKING SPACES (1.7 PER UNIT)\*  
136 STANDARD (INCLUDES 4 ADA SPACES AND 2 LOADING SPACES)

72 COMPACT  
\*DOES NOT INCLUDE THE EXISTING PARALLEL PARKING ALONG MEDICAL CENTER DRIVE NE

**EV PARKING**

TOTAL PARKING: 208 SPACES  
EV ENABLED PARKING REQ: 84 SPACES MIN (209x0.40=83.2)  
EV ENABLED PARKING PROVIDED: 84 SPACES

**BIKE PARKING SUMMARY**

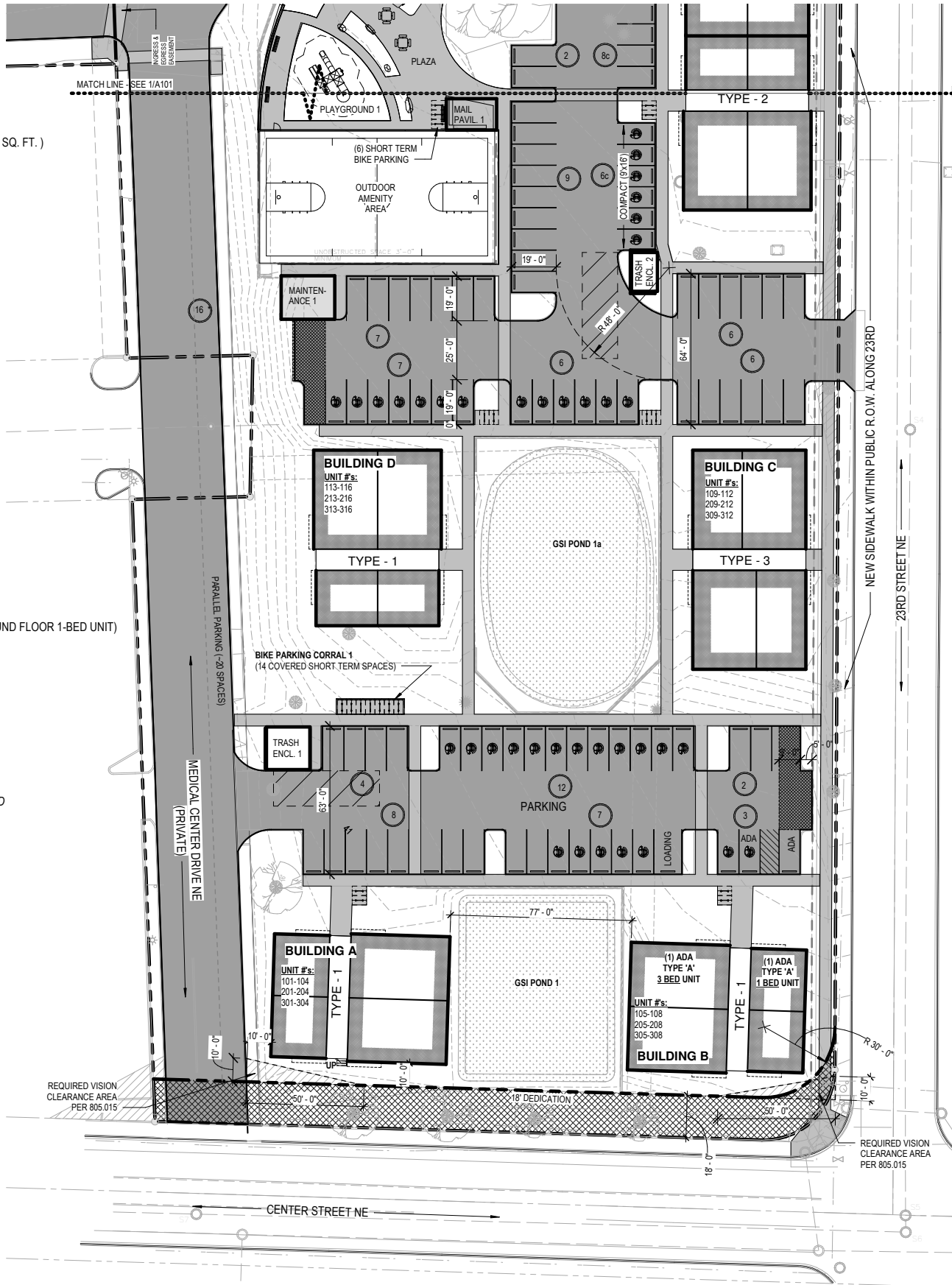
REQUIRED RATIO: 1 SPACE /UNIT  
NUMBER OF UNITS: 120  
REQUIRED NO. OF SPACES: 120

TOTAL SPACES PROVIDED: 120  
LT PARKING PROVIDED IN UNIT: 10 SPACES (1 PER GROUND FLOOR 1-BED UNIT)  
ST PARKING PROVIDED AT BLDGS (6/12 UNITS): 60  
ST PARKING AT COMMON AREAS: 8  
ST COVERED BIKE PARKING CORRAL SPACES: 28  
BIKE PARKING 1: 14  
BIKE PARKING 2: 28

**PARKING LANDSCAPING**

PARKING AREA: 81,213 SF  
REQUIRED LANDSCAPE AREA: 6497 SF (81,213 x 0.08)  
(INCLUDING PARKING SPACES, AISLES, PLANTING ISLANDS, CORNER AREAS, AND CURBED AREAS, BUT NOT INCLUDING INTERIOR DRIVEWAYS.)

INTERIOR PARKING LANDSCAPE AREA PROVIDED: 7135 SF (<6497 REQ)



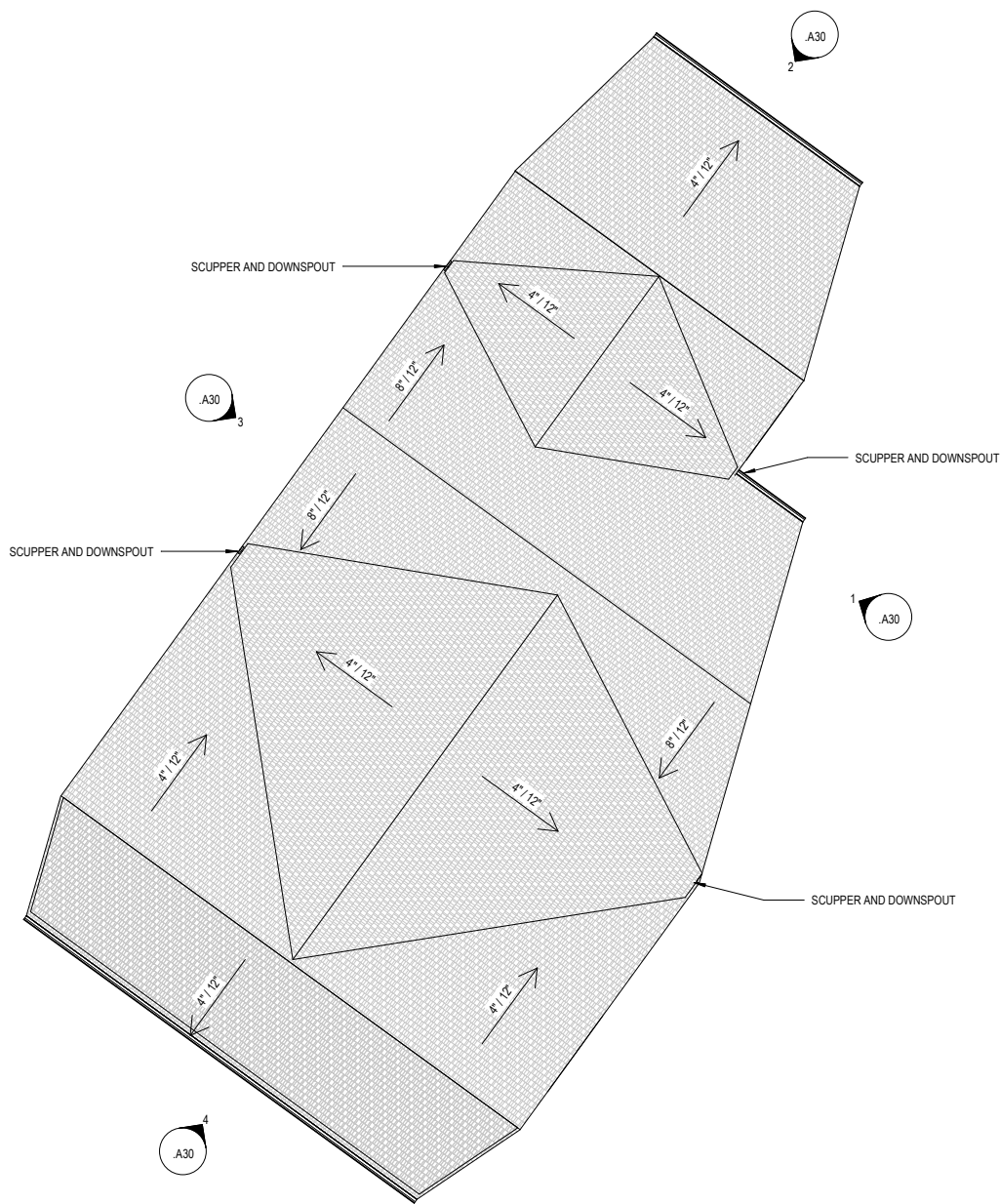
A11  
1 PROPOSED SITE PLAN - SOUTH SECTION

SCALE: 1" = 30'-0"



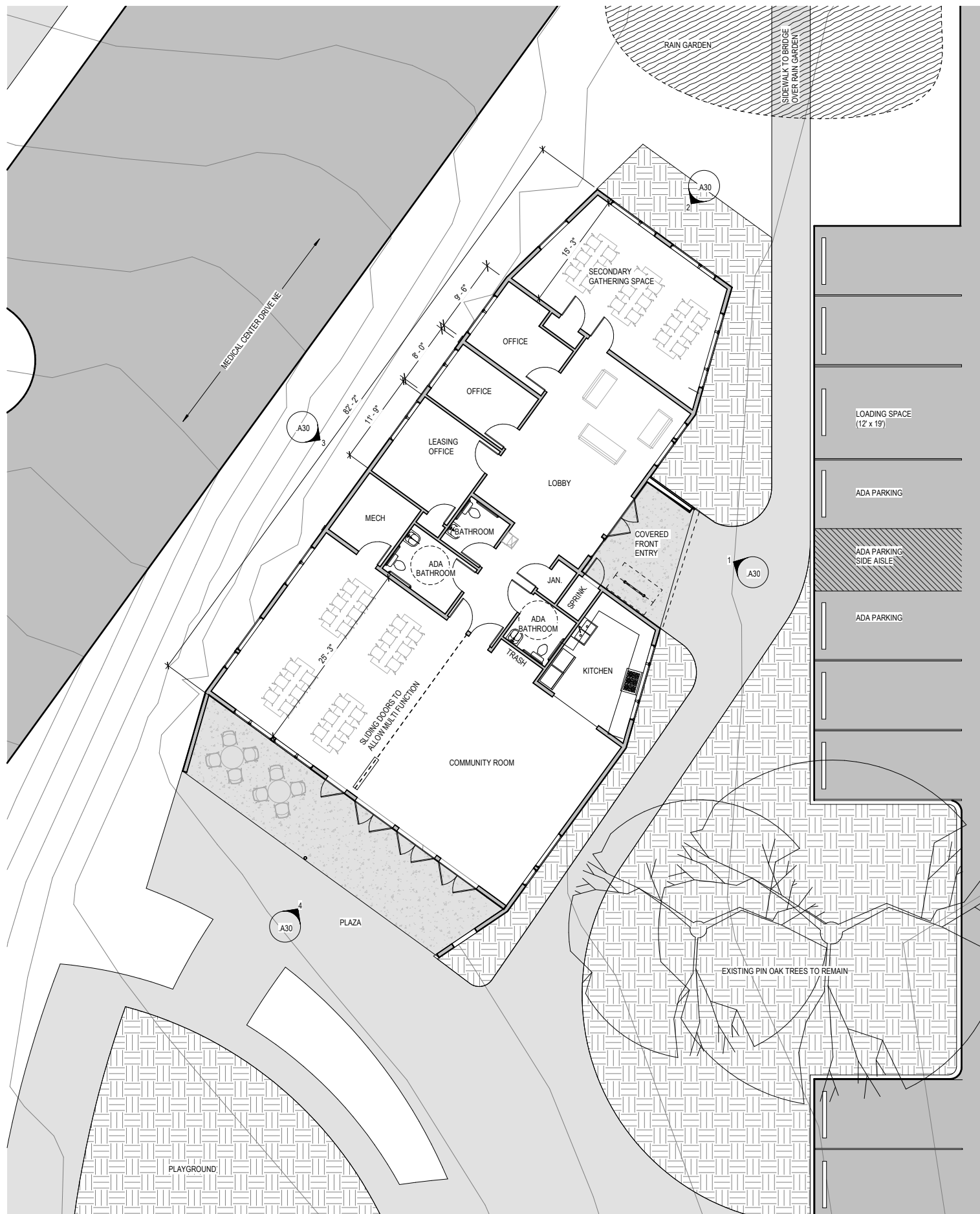
**A20**  
**2** COMMUNITY BUILDING - ROOF PLAN

SCALE: 1/8" = 1'-0"



**A20**  
**1** COMMUNITY BUILDING - FLOOR PLAN

SCALE: 1/8" = 1'-0"



CLIENT :  
HOME FIRST  
DEVELOPMENT/  
GREEN LIGHT  
DEVELOPMENT

COMMUNITY BLDG  
PLANS

**.A20**  
ORIGINAL SHEET SIZE : 22"x34"

PRINTED : 5/2/2024 10:28:12 AM

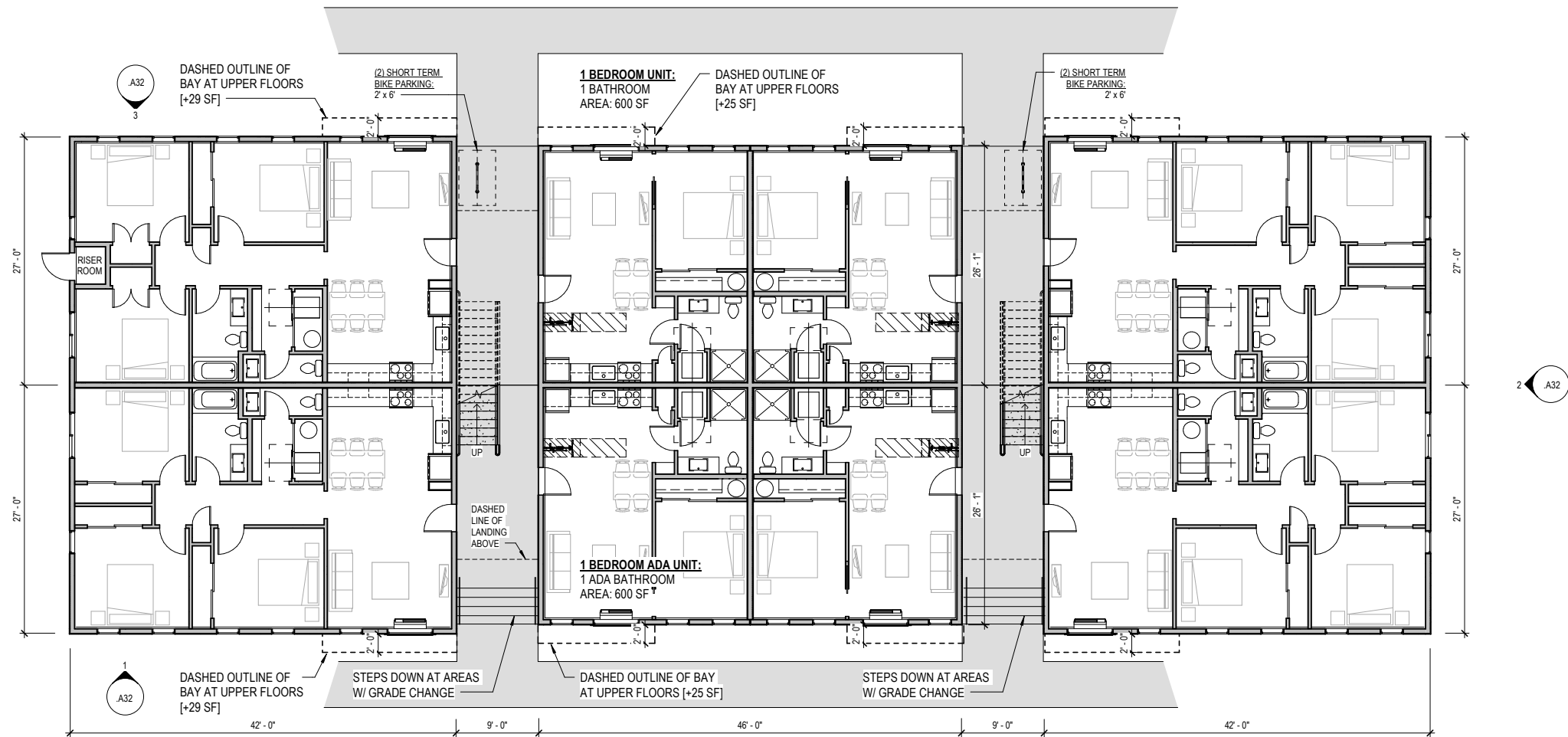
**SALEM APARTMENTS**

891 23RD ST. NE SALEM, OR

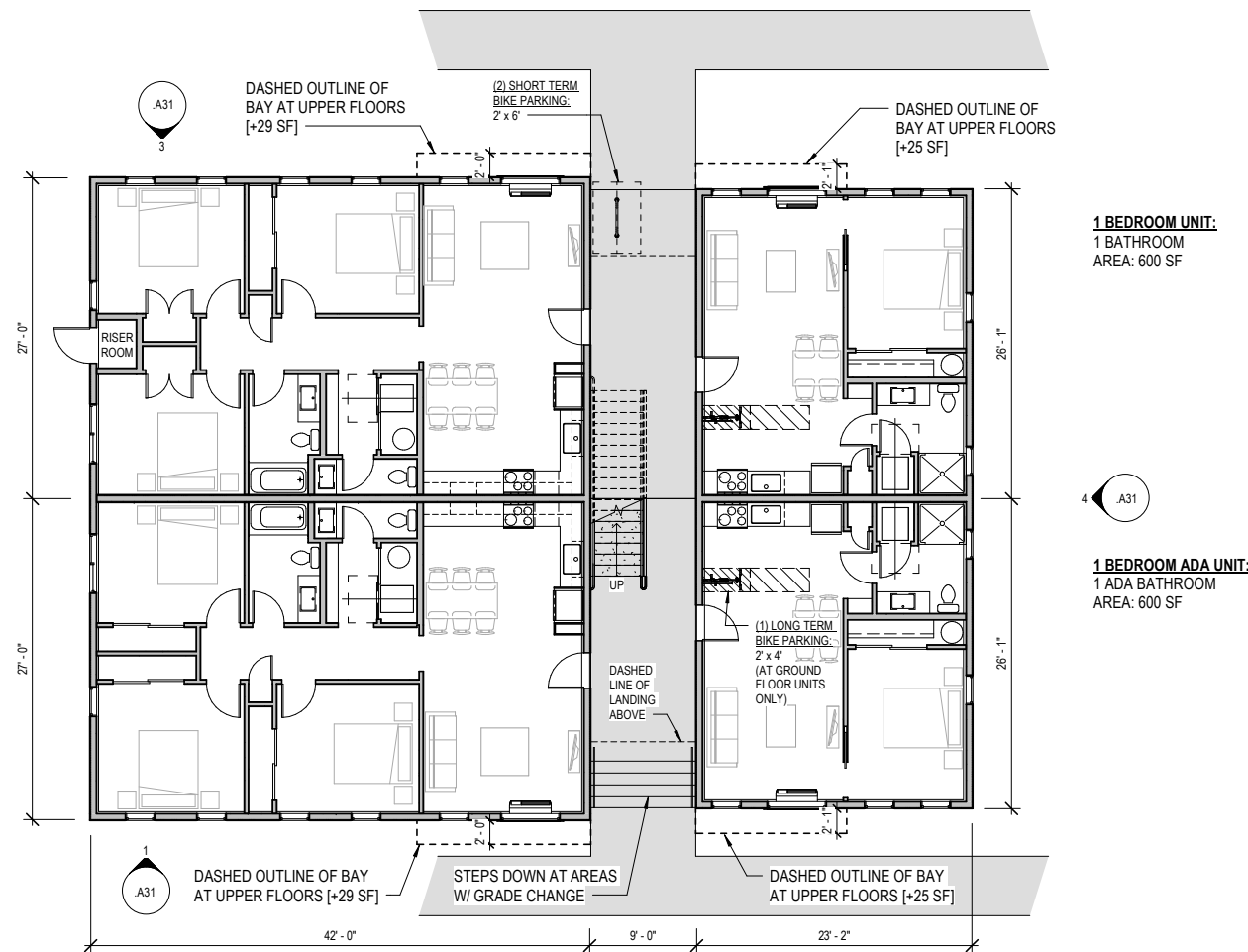
**polyphon**  
ARCHITECTURE & DESIGN, LLC  
polyphon.com  
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212



A22  
1  
GROUND FLOOR - BLDG TYPE 2  
SCALE: 1/8" = 1'-0"



A22  
2  
GROUND FLOOR - BLDG TYPE 1  
SCALE: 1/8" = 1'-0"



BUILDING TYPE 1

QUANTITY OF TYPE 1 BUILDINGS : 1			
# OF 1 BED, 1 BATH UNITS PER BLDG :	6	( 602 SF / UNIT 1ST FL; 628 SF / UNIT 2ND & 3RD FL )	
# OF 3 BED, 1.5 BATH UNITS PER BLDG :	5	( 1,134 SF / UNIT 1ST FL; 1,163 SF / UNIT 2ND & 3RD FL )	
# OF 3 BED, 1.5 BATH UNITS @ RISER RM :	1	( 1,118 SF @ 1ST FLOOR FIRE SPRINKLER RISER ROOM )	
FIRST FLOOR	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
SECOND FLOOR	(3,472 SF)	(335 SF)	(3,807 SF)
THIRD FLOOR	(3,582 SF)	(335 SF)	(3,917 SF)
TOTALS	10,636 SF	1,005 SF	11,641 SF

BUILDING TYPE 2

QUANTITY OF TYPE 2 BUILDINGS : 2			
# OF 1 BED, 1 BATH UNITS PER BLDG :	12	( 602 SF / UNIT 1ST FL; 628 SF / UNIT 2ND & 3RD FL )	
# OF 3 BED, 1.5 BATH UNITS PER BLDG :	11	( 1,134 SF / UNIT 1ST FL; 1,163 SF / UNIT 2ND & 3RD FL )	
# OF 3 BED, 1.5 BATH UNITS @ RISER RM :	1	( 1,118 SF @ 1ST FLOOR FIRE SPRINKLER RISER ROOM )	
FIRST FLOOR	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
SECOND FLOOR	(6,944 SF)	(670 SF)	(7,614 SF)
THIRD FLOOR	(7,164 SF)	(670 SF)	(7,834 SF)
TOTALS	21,272 SF	2,010 SF	23,282 SF

BUILDING TYPE 3

QUANTITY OF TYPE 3 BUILDINGS : 3			
# OF 2 BED, 1 BATH UNITS PER BLDG :	6	( 882 SF / UNIT 1ST FL; 911 SF / UNIT 2ND & 3RD FL )	
# OF 3 BED, 1.5 BATH UNITS PER BLDG :	5	( 1,134 SF / UNIT 1ST FL; 1,163 SF / UNIT 2ND & 3RD FL )	
# OF 3 BED, 1.5 BATH UNITS @ RISER RM :	1	( 1,118 SF @ 1ST FLOOR FIRE SPRINKLER RISER ROOM )	
FIRST FLOOR	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
SECOND FLOOR	(4,032 SF)	(309 SF)	(4,341 SF)
THIRD FLOOR	(4,148 SF)	(309 SF)	(4,457 SF)
TOTALS	12,328 SF	927 SF	13,255 SF

BUILDING AREA CALCS

SCALE: 1/2" = 1'-0"

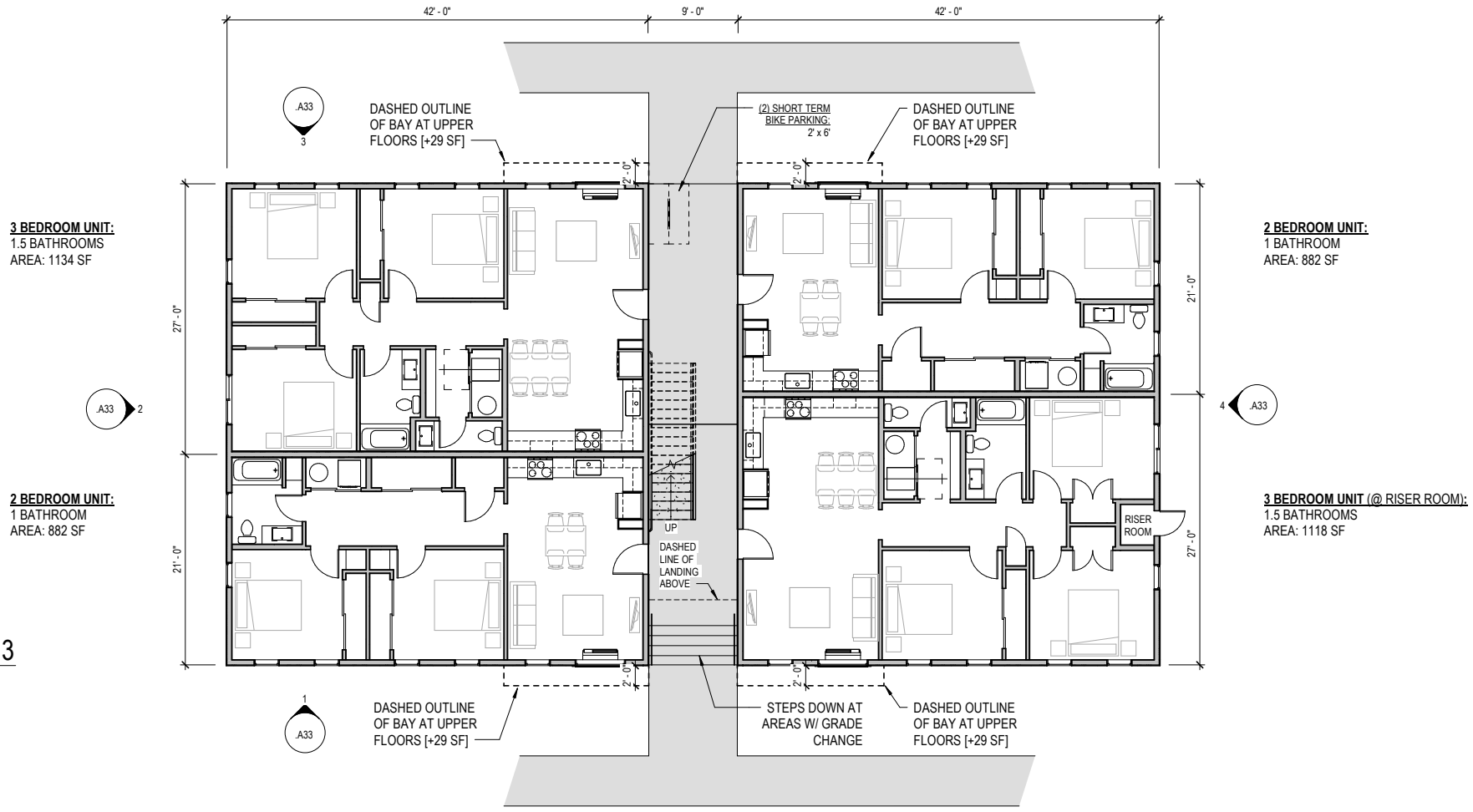
BUILDING TYPE 4

QUANTITY OF TYPE 4 BUILDINGS : 2			
# OF 2 BED, 1 BATH UNITS PER BLDG :	6	( 882 SF / UNIT 1ST FL; 911 SF / UNIT 2ND & 3RD FL )	
# OF 3 BED, 1.5 BATH UNITS PER BLDG :	2	( 1,134 SF / UNIT 1ST FL; 1,163 SF / UNIT 2ND & 3RD FL )	
# OF 3 BED, 1.5 BATH UNITS @ RISER RM :	1	( 1,118 SF @ 1ST FLOOR FIRE SPRINKLER RISER ROOM )	
# OF 4 BED, 2 BATH UNITS PER BLDG :	3	( 1,351 SF / UNIT 1ST FL; 1,380 SF / UNIT 2ND & 3RD FL )	
FIRST FLOOR	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
SECOND FLOOR	(4,249 SF)	(309 SF)	(4,558 SF)
THIRD FLOOR	(4,365 SF)	(309 SF)	(4,674 SF)
TOTALS	12,979 SF	927 SF	13,906 SF

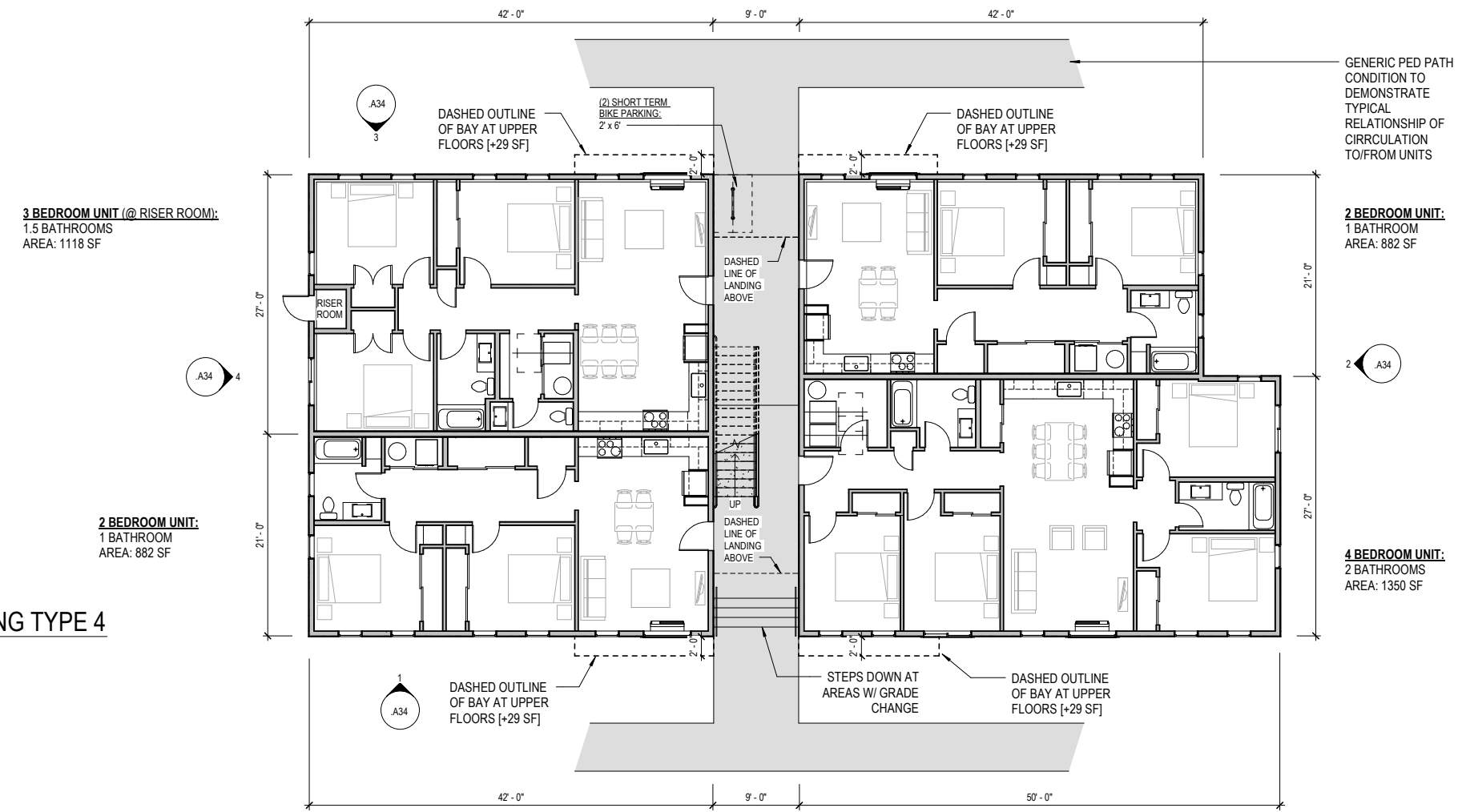
ACCESSORY STRUCTURES

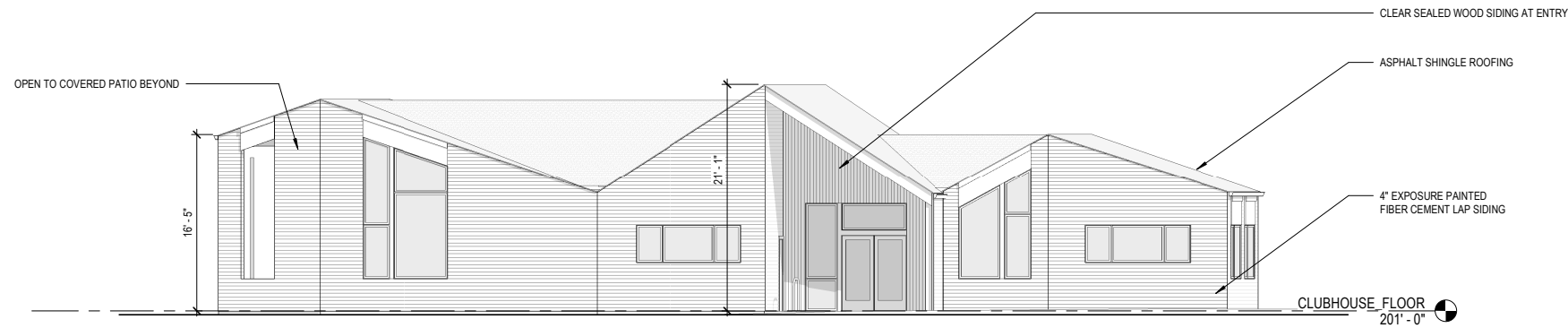
COMMUNITY BUILDING: 3,081 SF	
BIKE PARKING STRUCTURES:	
BIKE PARKING 1:	189 SF
BIKE PARKING 2:	189 SF
378 SF TOTAL	
TRASH ENCLOSURES:	
TRASH ENCL. 1:	324 SF
TRASH ENCL. 2:	194 SF
TRASH ENCL. 3:	330 SF
848 SF TOTAL	
MAINTENANCE BUILDINGS:	
MAINT. BLDG. 1:	426 SF
426 SF TOTAL	
MAIL PAVILIONS:	
MAIL PAVIL. 1:	334 SF
334 SF TOTAL	

<sup>A23</sup>  
**1** GROUND FLOOR - BUILDING TYPE 3  
SCALE: 1/8" = 1'-0"



<sup>A23</sup>  
**2** GROUND FLOOR - BUILDING TYPE 4  
SCALE: 1/8" = 1'-0"





.A30  
1 COMMUNITY BUILDING - FRONT  
SCALE: 1/8" = 1'-0"



.A30  
2 COMMUNITY BUILDING - SIDE NE  
SCALE: 1/8" = 1'-0"



.A30  
3 COMMUNITY BUILDING - REAR  
SCALE: 1/8" = 1'-0"



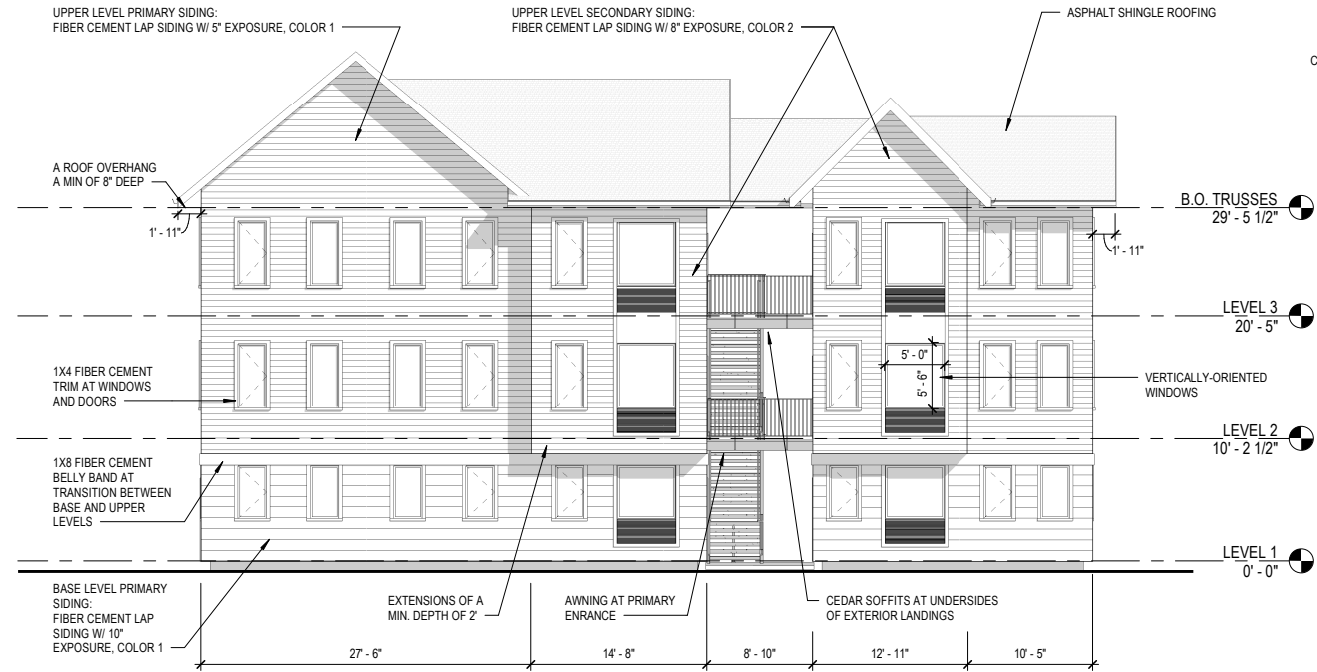
.A30  
4 COMMUNITY BUILDING - SIDE SW  
SCALE: 1/8" = 1'-0"

**BUILDING FACADE ARTICULATION**  
(2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.

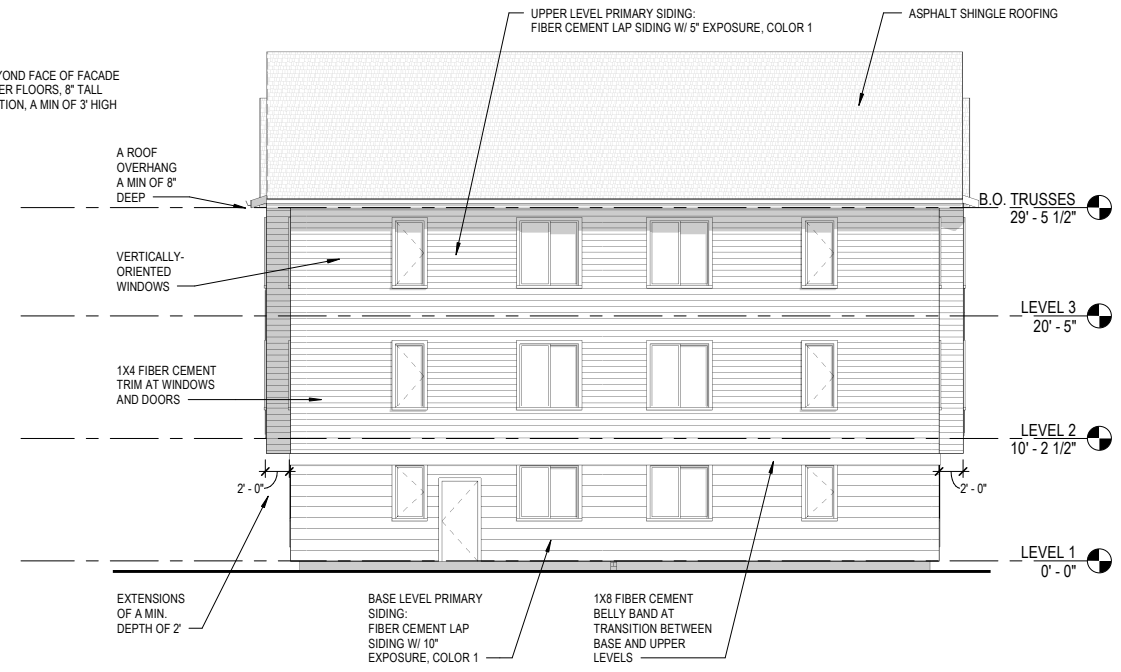
- A) BASE: GROUND FLOOR FACADES:
1. CHANGE IN MATERIALS
  2. CHANGE IN COLOR
  3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE

- B) MIDDLE: INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING
1. RECESSES OF A MIN DEPTH OF 2'
  2. EXTENSIONS OF A MIN DEPTH OF 2'
  3. VERTICALLY-ORIENTED WINDOWS
  4. PILASTERS

- C) TOP
1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
  2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
  3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH
  4. A ROOF OVERHANG A MIN OF 8" DEEP



A31  
1 FRONT ELEVATION - TYPE 1  
SCALE: 1/8" = 1'-0"



A31  
2 SIDE ELEVATION - TYPE 1  
SCALE: 1/8" = 1'-0"

**WEATHER PROTECTION** (APPLIES TO GROUND FLOORS ADJACENT TO STREET)

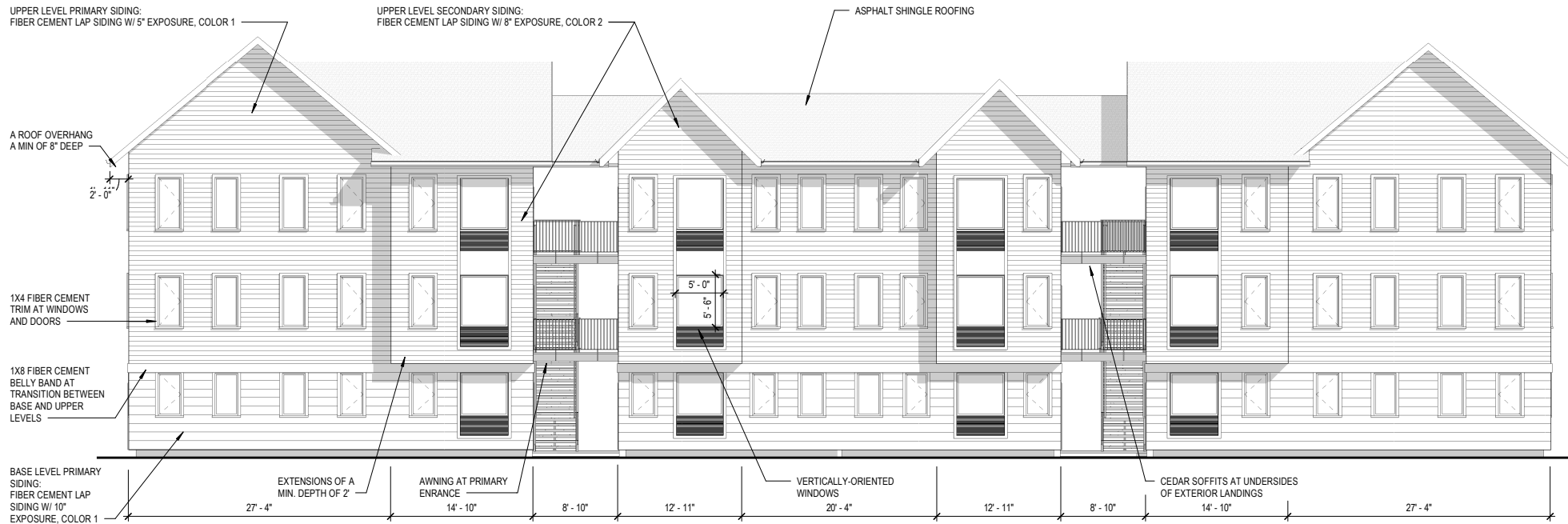
- MIN 75%
- 1) AWNINGS OR CANOPIES
  - 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.



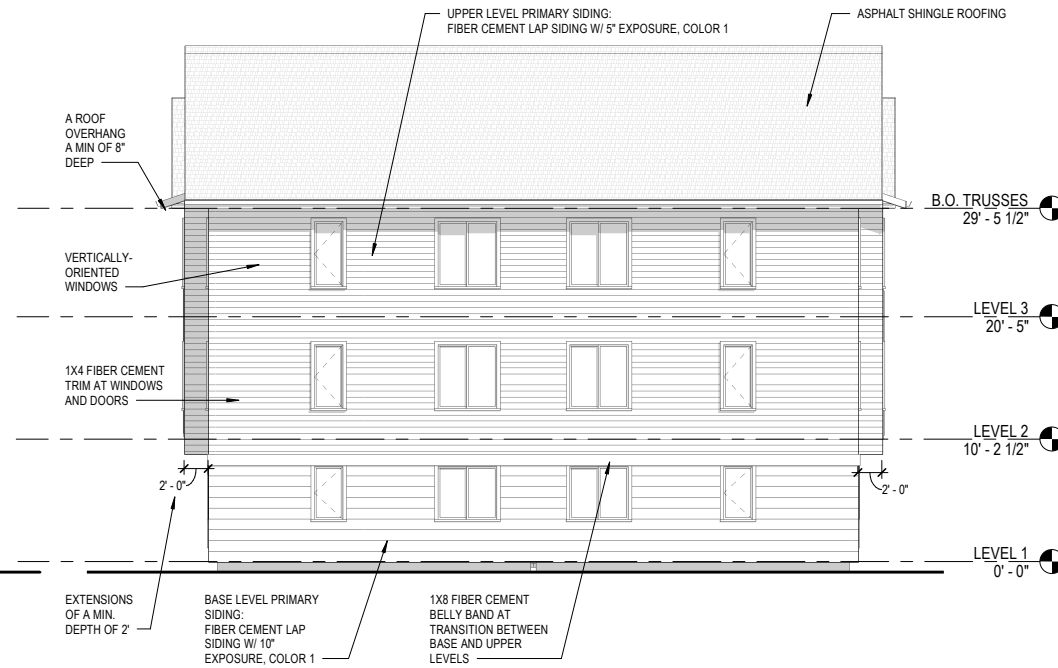
A31  
3 REAR ELEVATION - TYPE 1  
SCALE: 1/8" = 1'-0"



A31  
4 SIDE ELEVATION - TYPE 1  
SCALE: 1/8" = 1'-0"



A32  
1 FRONT ELEVATION - TYPE 2  
SCALE: 1/8" = 1'-0"



A32  
2 SIDE ELEVATION - TYPE 2  
SCALE: 1/8" = 1'-0"



A32  
3 REAR ELEVATION - TYPE 2  
SCALE: 1/8" = 1'-0"



A32  
4 SIDE ELEVATION - TYPE 2  
SCALE: 1/8" = 1'-0"

**BUILDING FACADE ARTICULATION**

(2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.

A) BASE: GROUND FLOOR FACADES:

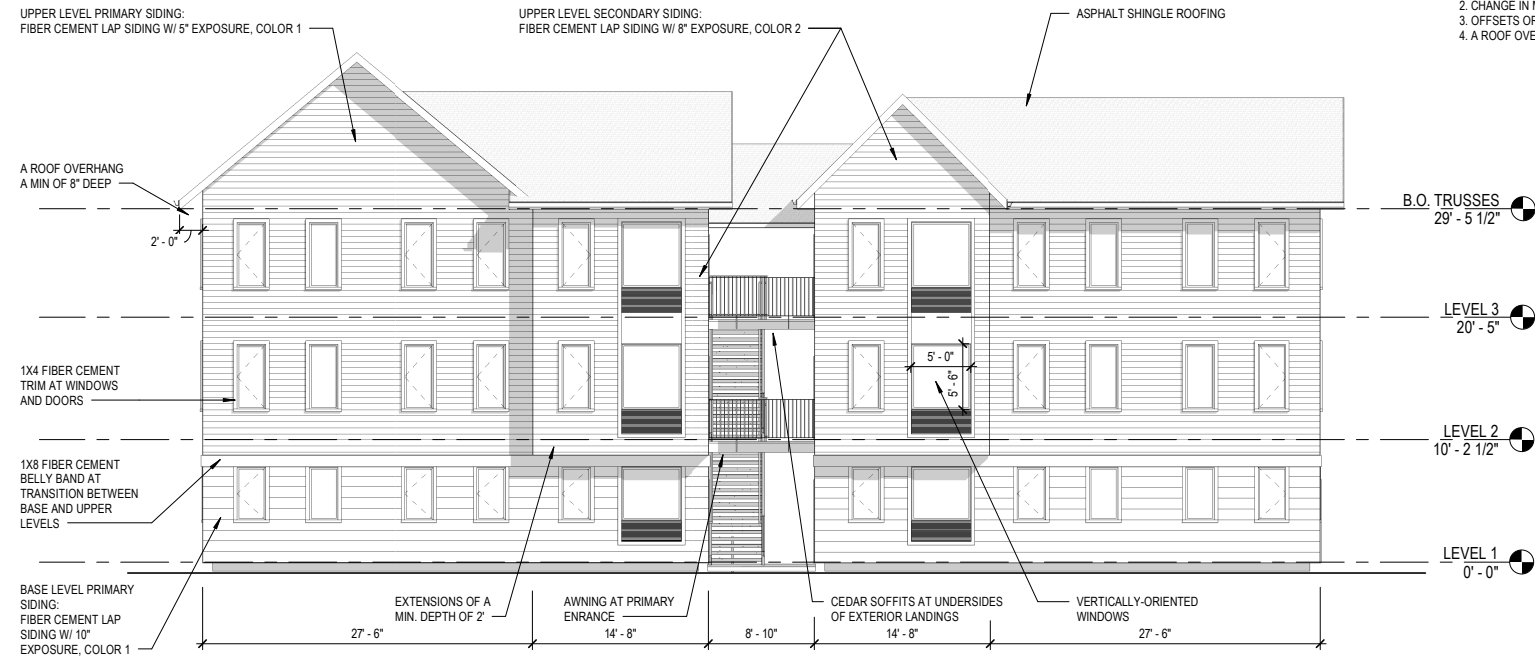
1. CHANGE IN MATERIALS
2. CHANGE IN COLOR
3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE

B) MIDDLE: INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING

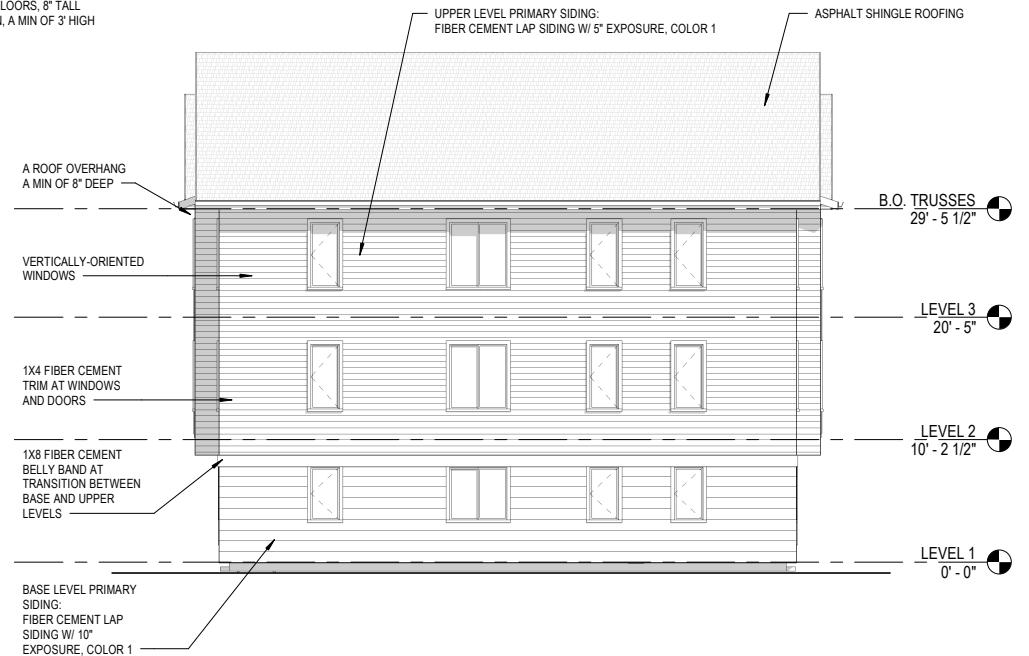
1. RECESSES OF A MIN DEPTH OF 2'
2. EXTENSIONS OF A MIN DEPTH OF 2'
3. VERTICALLY-ORIENTED WINDOWS
4. PILASTERS

C) TOP

1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH
4. A ROOF OVERHANG A MIN OF 8" DEEP



**1 FRONT ELEVATION - TYPE 3**  
SCALE: 1/8" = 1'-0"



**2 SIDE ELEVATION - TYPE 3**  
SCALE: 1/8" = 1'-0"

**WEATHER PROTECTION** (APPLIES TO GROUND FLOORS ADJACENT TO STREET)

MIN 75%

- 1) AWNINGS OR CANOPIES
- 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.

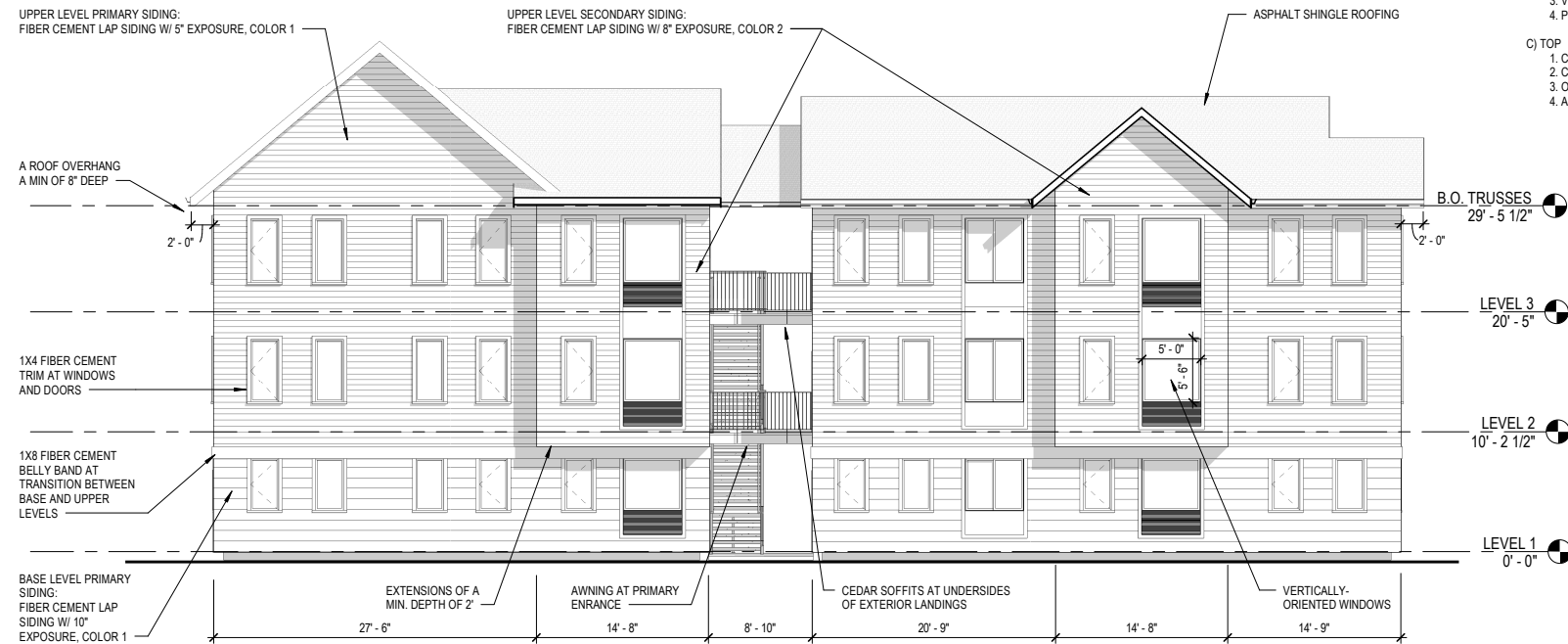


**3 REAR ELEVATION - TYPE 3**  
SCALE: 1/8" = 1'-0"

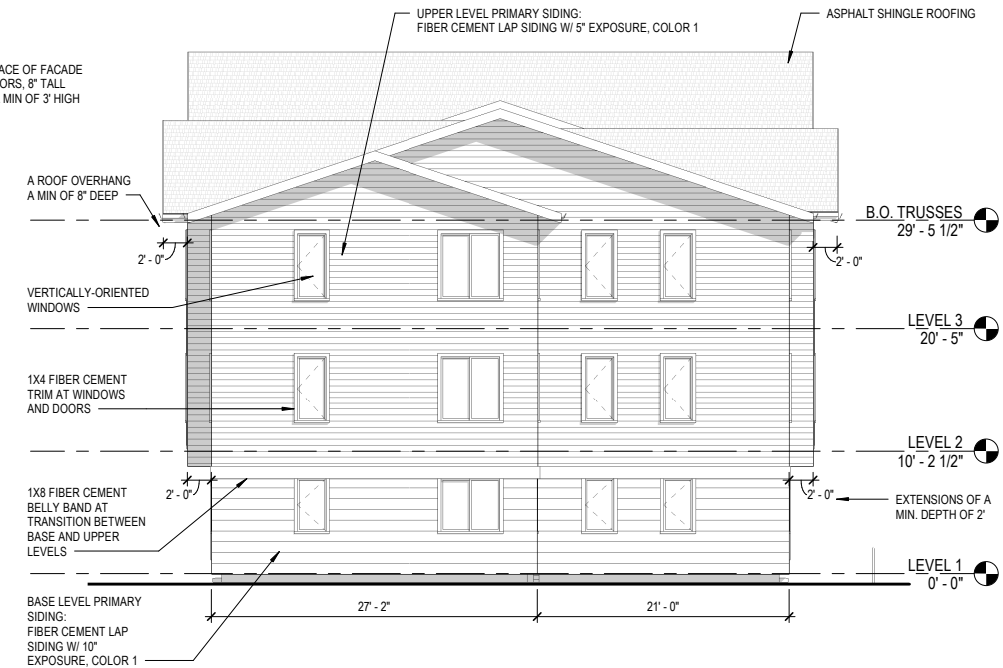


**4 SIDE ELEVATION - TYPE 3**  
SCALE: 1/8" = 1'-0"

- BUILDING FACADE ARTICULATION**  
(2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.
- A) BASE: GROUND FLOOR FACADES:
1. CHANGE IN MATERIALS
  2. CHANGE IN COLOR
  3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE
- B) MIDDLE: INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING
1. RECESSES OF A MIN DEPTH OF 2'
  2. EXTENSIONS OF A MIN DEPTH OF 2'
  3. VERTICALLY-ORIENTED WINDOWS
  4. PILASTERS
- C) TOP
1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
  2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
  3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3" HIGH
  4. A ROOF OVERHANG A MIN OF 8" DEEP



.A34 |  
**1** FRONT ELEVATION - TYPE 4  
SCALE: 1/8" = 1'-0"



.A34 |  
**2** SIDE ELEVATION - TYPE 4  
SCALE: 1/8" = 1'-0"

- WEATHER PROTECTION** (APPLIES TO GROUND FLOORS ADJACENT TO STREET)
- MIN 75%
- 1) AWNINGS OR CANOPIES
  - 2) MIN CLEARANCE OF 8" ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.



.A34 |  
**3** REAR ELEVATION - TYPE 4  
SCALE: 1/8" = 1'-0"



.A34 |  
**4** SIDE ELEVATION - TYPE 4  
SCALE: 1/8" = 1'-0"



